

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Agenda

Thursday, February 02, 2023

at 7:00 PM

Town Hall - 10 Court Street, Bristol Rhode Island

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to james@bristolri.gov.

Application packets can be found online at www.bristolri.gov/government/commissions/historic-district-commission/.

1. Pledge of Allegiance

2. Review of Previous Month's Meeting Minutes

2A. Minutes from January 5, 2023 meeting

3. Application Reviews

3A. #22-117: 142 High Street, Cornelia Murphy & Thomas Ferris (continued from December): - Applicant has requested this application be moved to the March 2023 meeting

3B. #22-112: (continued): 62 Franklin Street, 62 Franklin LLC: replace a total of 14 existing vinyl windows with replacement white vinyl windows six over six, as follows: north elevation (1), south elevation (1), east elevation (7) and west elevation (5)

3C. #22-131: (continued): 55 Court Street, Sammi Nassim: replace front door with new door; replace porch railing and hand rail with pressure-treated wood.

3D. #23-007: 825 Hope Street, Barbara J. Beer / Robert A. Beer II: 3rd floor windows (one on west and one on east elevation) to be egress size, not existing

(small) size - contractor to reframe minimum egress double hung windows for 3rd floor; trim work / frieze board at roof line including turret/tower to be retained & replicated in size, profile, and material; review entire window replacement schedule by elevation with material/size/manufacturer; 100% siding replacement (25% siding replacement was administratively approved to be replaced/repaired in kind); replace current wood decking with composite trex on west elevation & railings with pressure treated wood (in-kind)

- 3E. #23-001: 39 Church Street, Don Scott: add solar panels on roof and tie into panel in basement; add two high efficiency heat pumps (mini-split) units outside; compressor size 28"H x 14"D x 36"L. One unit will be in back, right corner of home, out of sight. Front unit will be in front left corner, shrubs to screen from street view; replace existing bathroom window (30"x60") on east elevation (1st floor) to accommodate a vanity with a new Anderson 200 series wood, double pane, double hung window (23.5" x 35.5")
- 3F. #23-006: 249 Hope Street, Brunsen House Condominium Association replace railing (uppermost balustrade) at upper/top roof area with mahogany; replace flat rubber roof (flat portion) not visible from ground
- 3G. #23-002: 125 Thames Street, Brady Sullivan Properties: conversion of existing building to mixed use building with +/- 6,479 SF of commercial space and 127 residential units. Concrete block building to be demolished. All other buildings to be retained and rehabilitated. Window replacements and details, including but not limited to exterior fixtures and signage, to be reviewed at a later date.
- 3H. #23-003 267 Thames Street, TSL, LLC: replace deteriorated windows with Marvin Clad Ultimate windows with muntins to match existing patterns (1st and 2nd floor); replace and enlarge existing 42" maintenance corral to be 6' tall, to match existing clapboard cladding on building; soundproofing to be added on mechanical side of screen; existing dumpster enclosure to have materials replaced in-kind (previously approved dumpster enclosure to be installed per plan)

4. Concept Review

4A. #23-004: Concept Review - 82 Thames Street, Daniel Barnes: addition of three shed-style dormers on second floor; removal & replacement of 18 windows with historically relevant six over six or eight over eight as follows: north elevation (6), south elevation (6), east elevation (2), and west elevation (4); removal of all 'triple-track' windows; removal of the left-most window on the second floor, east elevation

4B. #23-005: Concept Review - 44-46 State Street, Nicole & Matthew Martel: 1) abandoned chimney removal, 2) window replacements 2nd & 3rd floor, 3) 3rd floor window egress, 4) replace wall ac unit on west side with mini split, 5) east exterior door restoration, 6) rear breezeway repairs

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

9. Adjourn



BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 62 Franklin

2. Plat # 13 Lot # 10 Contributing _____ Non-Contributing _____

3. a. Applicant: 62 Franklin LLC

Mailing Address: 48 Constitution Street #1

Phone: Day 508-545-1200 Evening SAME

b. Owner (if different from applicant written authorization of owner required): _____

Mailing Address: N/A

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: N/A

Address: _____

Phone: Day _____ Evening _____

b. Contractor: Bristol Home Improvement

Address: 48 Constitution St.

Phone: Day 508 545-1200 Evening _____

5. Work Category: ☒ Replacing in-kind* authorization required _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

_____ Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: replacement of vinyl windows -
replacement of wooden windows

*All changes must match the existing in materials, design and configuration.

2022 SEP 29 PM 1:13

TOWN OF BRISTOL
COMMUNITY DEV.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 62 FRANKLIN ST ACRES: 0.4171 PARCEL ID: 13 10 LAND USE CODE: 02 CONDO COMPLEX: OWNER: 62 FRANKLIN LLC CO - OWNER: MAILING ADDRESS: 48 CONSTITUTION ST ZONING: R-6 PATRIOT ACCOUNT #: 746	BUILDING STYLE: 4 Family UNITS: 1 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 6/8/2022 BOOK & PAGE: 2175-342 SALE PRICE: 650,000 SALE DESCRIPTION: SELLER: CARROLL, MARY T & MICHAEL	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 17 # OF BEDROOMS: 6 # OF FULL BATHS: 4 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 4 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 4526 FINISHED BUILDING AREA: 2933 BASEMENT AREA: 1262 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$267,700 YARD: \$16,900 BUILDING: \$280,200 TOTAL: \$564,800	
SKETCH	PHOTO



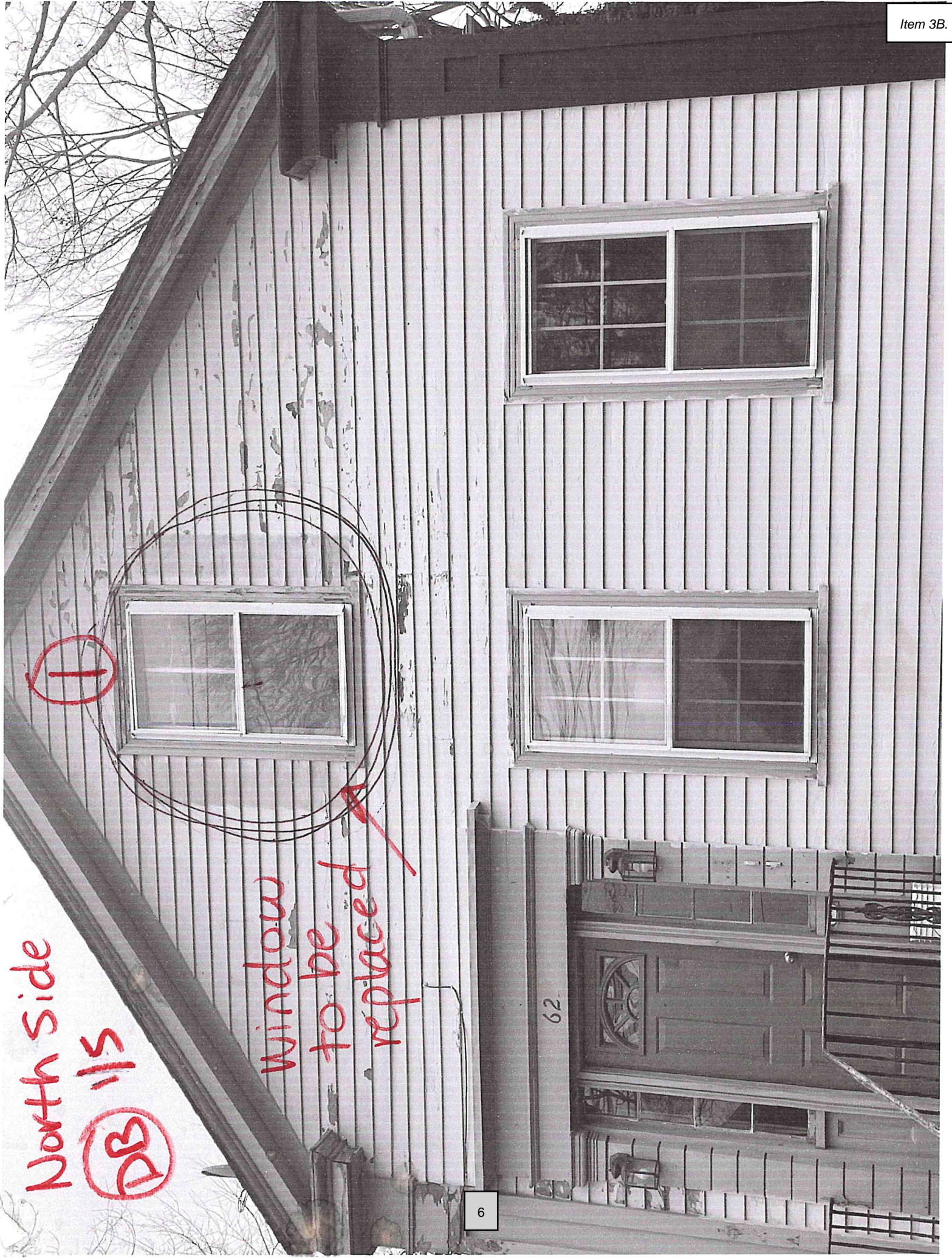
www.cai-tech.com

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10/25/2022

Property Information - Bristol, RI

Page 1 of 1



North side
DB 115

Window
to be
replaced

WEST SIDE 119

DD 1/5

To be repaired

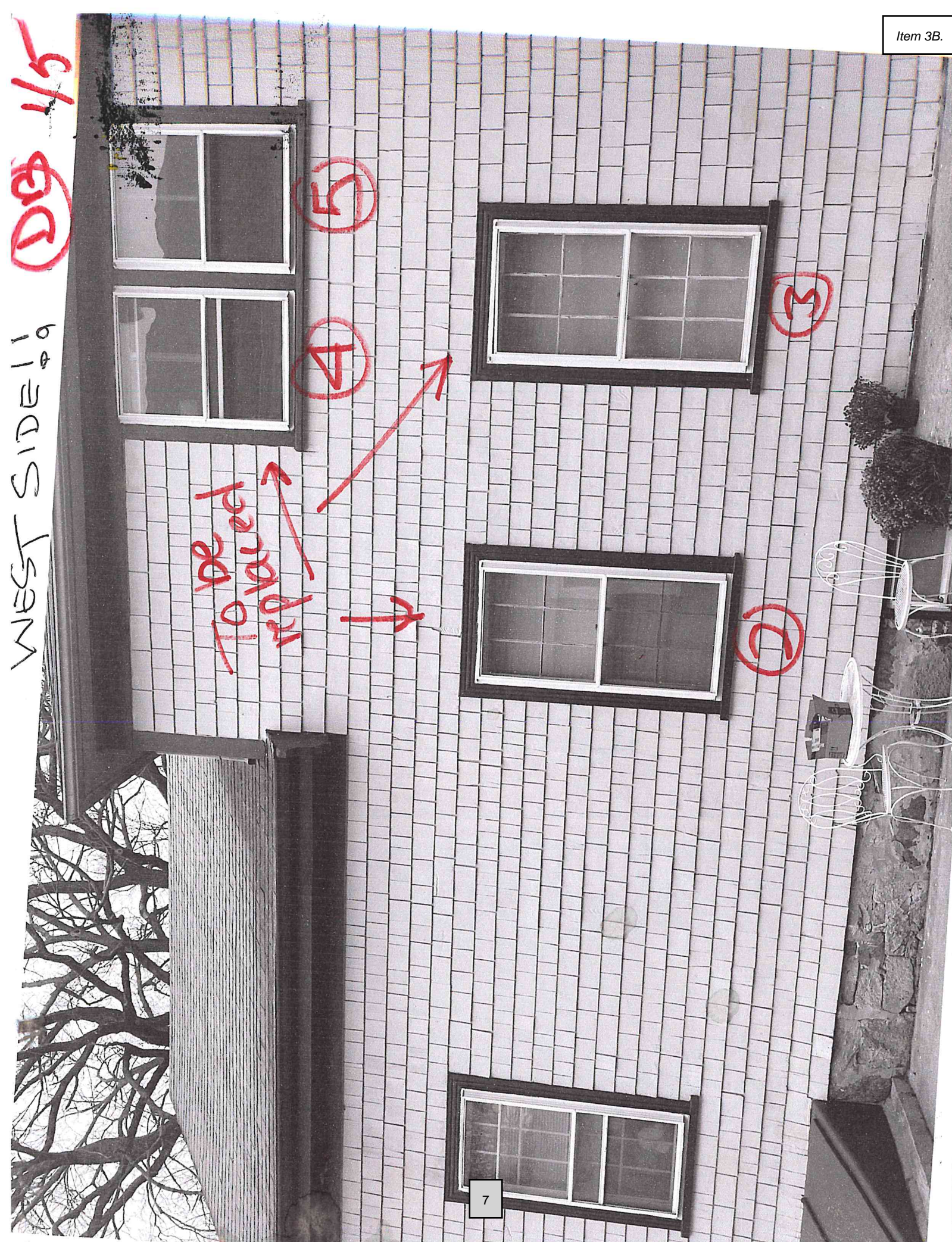
4

5

3

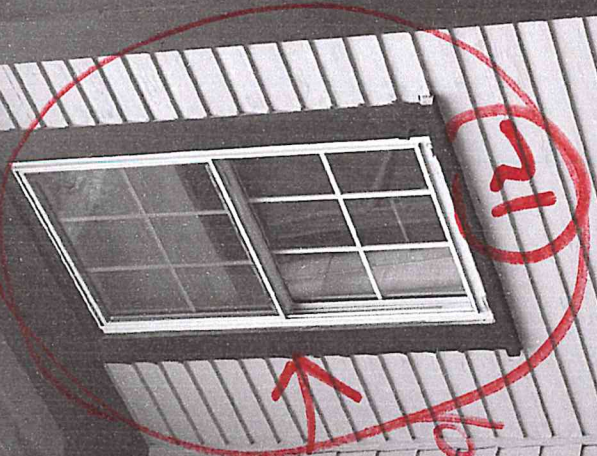
2

7



DR 1/5

West side



To be replaced



Structure
to be replaced

DB 13

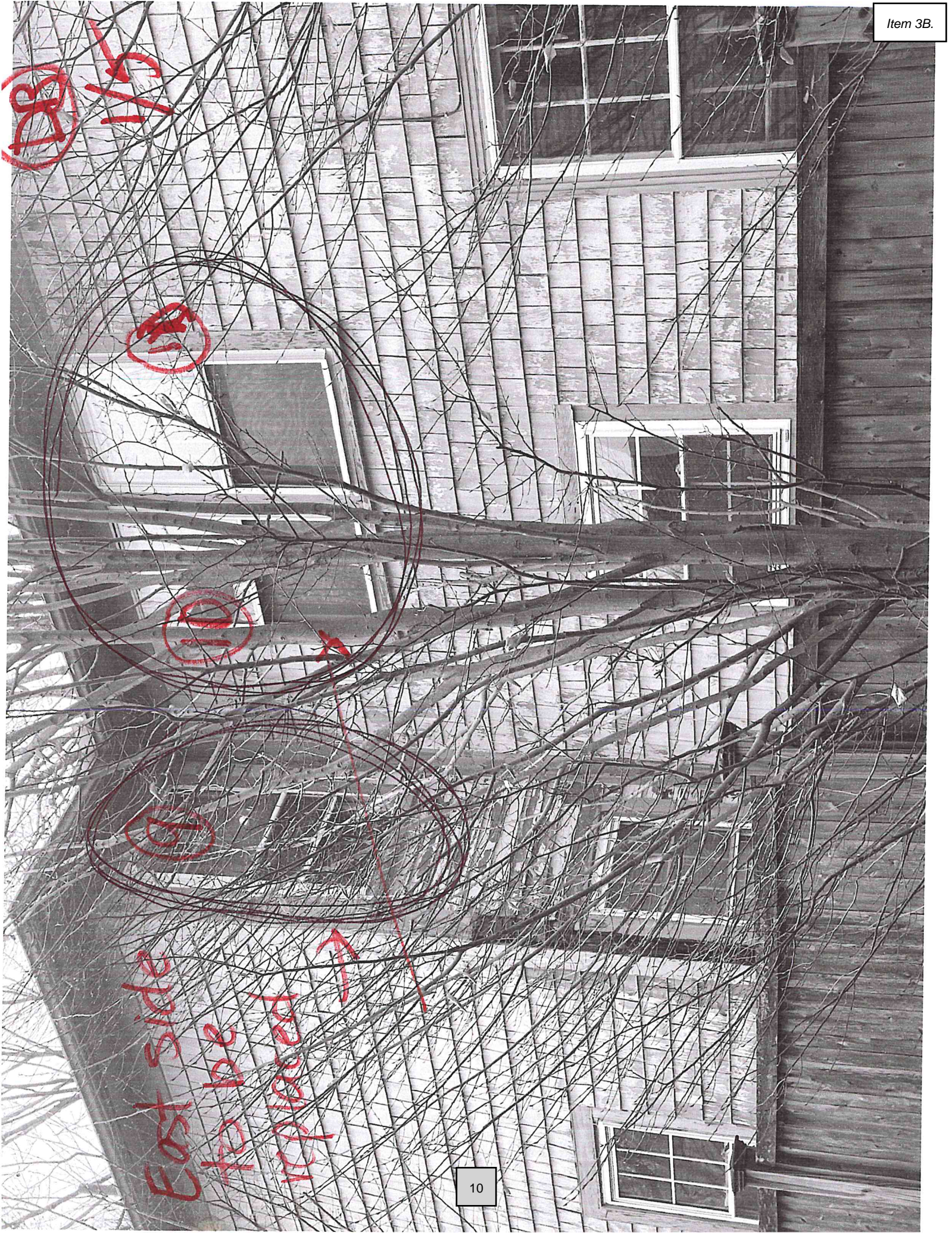
West side

to be replaced
↓

6

7

1



DB 1/6

South side

8

ORIGINAL
WINDOW
NEED REPLACING





ADJUST



UNIT #	COMMON AREA	MEASUREMENTS	WINDOW TOTAL	STYLE	INSPECTION COMMENTS
MAIN ENTRANCE	Foyer Bottom of Stairs	30 1/4" x 60 1/2"	1	ORIGINAL	NEEDS REPLACING FUNCTIONAL & GC
	Foyer Top of Stairs	19" x 46"	1	VINYL	
UNIT #1	Living Room	30 1/2" x 60 1/2"	3	VINYL	FUNCTIONAL & GC
	Bedroom	31" x 60 1/2"	2	ORIGINAL	NEEDS REPLACING
	Kitchen	31" x 60 1/4"	1	ORIGINAL	NEEDS REPLACING
	Kitchen	30" x 35 1/2"	1	VINYL	LOCK HARDWARE NEEDS REPL
	Back Foyer	30" x 56"	2	VINYL	FUNCTIONAL & GC
UNIT #2	Front Bedroom	31" x 53"	1	ORIGINAL	NEEDS REPLACING
	Back Bedroom	31" x 60 1/2"	2	ORIGINAL	NEEDS REPLACING
	Livingroom	32" x 56"	2	ORIGINAL	NEEDS REPLACING
	Kitchen	32" x 56"	2	ORIGINAL	NEEDS REPLACING
UNIT #3	Livingroom	31 3/8" x 58"	2	ORIGINAL	NEEDS REPAVING
	Bedroom	30" x 56 1/4"	3	VINYL	FUNCTIONAL & GC
	Halfway	30" x 56 1/4"	1	VINYL	FUNCTIONAL & GC
	Bathroom	30" x 53"	1	ORIGINAL	NEEDS REPAVING
UNIT #4	Main Area	55" x 28 1/2"	2	VINYL	CLOSER TO BACK WONT STAY
	Bedroom	42" x 26"	2	VINYL	FUNCTIONAL & GC BOTH WINDOWS DONT STAY UP

AUTO



Cancel



Revert



22-131
rec'd 12/13/22
paid #1280 J.A.

BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 55 COURT ST.

2. Plat # _____ Lot # _____ Contributing _____ Non-Contributing _____

3. a. Applicant: Sanmi Nassim

Mailing Address: 396 Nanquahet Rd. Avonston

Phone: Day 802-388-4681 Evening _____

b. Owner (if different from applicant written authorization of owner required, see page 2): _____

Mailing Address: Same

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: _____

Address: _____

Phone: Day _____ Evening _____

b. Contractor: Evander Restrepo

Address: 28 Hilton St

Phone: Day (401) 359-6391 Evening _____

5. Work Category: _____ Replacing in-kind* authorization required _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

_____ Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: _____

Replace broken Shuttered
door for a New Vinyl
door

*All changes must match the existing in materials, design and configuration.

2022 DEC 13 PM 3:53

TOWN OF BRISTOL
COMMUNITY DEV.

(Continued): _____

_____ ☐ ☐ Check here if

continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

_____ Overall view of property from street(s) _____ Overall views of building

_____ Existing details to be altered by work

_____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

_____ Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)

_____ Exterior Elevations _____ Details

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications

_____ Other (Identify) _____

Sam Nassim
Applicant's Name – Printed

[Signature]
Applicant's Signature

Date: 12/22/22

_____ Owner Authorization (if different from applicant)

Contact Person if other than Applicant:

Name (Printed): Sam Nassim

Phone: Day 3023894681 Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).



Bristol, RI



Home

Search

Print

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Disclaimer: This information is for tax assessing purposes and is not warranted

Parcel Identification

Map/Lot 14 15
 Account 813
 State Code 02 - 2-5 Family
 Card 1/1
 User Account

Assessment

Land \$207,800
 Building \$284,700
 Card Total \$492,500
 Parcel Total \$492,500

Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$199,700	\$227,500	\$6,800	\$434,000
2020	\$199,700	\$227,500	\$6,800	\$434,000
2019	\$199,700	\$227,500	\$6,800	\$434,000
2018	\$160,100	\$153,600	\$6,000	\$319,700

Location and Owner

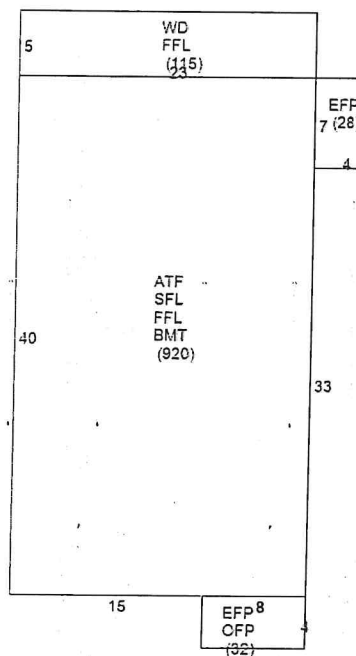
Location 55 COURT ST
 Owner NASSIMS PROPERTIES, LLC
 Owner2
 Owner3
 Address 396 NANAQUAKET RD
 Address2
 Address3 TIVERTON RI 02878

Building Information

Design 2 Family
 Year Built 1920
 Heat Radiant Hot Water/Steam
 Fireplaces 0
 Rooms 10
 Bedrooms 4
 Bathrooms 2 Full Bath
 Above Grade Living Area 2,323 SF

Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
05/20/2022	\$450,000	2173-348	Warranty
11/01/2017	\$290,000	1915-284	Warranty
06/01/2007	\$0	1378-299	Quit Claim
09/30/1996	\$0	588-104	
11/09/1990	\$0	390-1	
04/29/1990	\$0	377-352	
03/10/1987	\$0	289-165	Quit Claim
09/03/1983	\$0	UNK-	
01/01/1970	\$0	174-194	



Building Sub Areas

Sub Area	Net Area
1st FLOOR	1,035 SF
2nd FLOOR	920 SF
BASEMENT	920 SF
ENCLOSED PORCH	60 SF
FINISHED ATTIC	368 SF
OPEN PORCH	32 SF
WOOD DECK	115 SF

Land Information















TOWN OF BRISTOL
COMMUNITY DEV.

2023 JAN 17 AM 8:22

BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 825 HOPE STREET, BRISTOL, RI 02809

2. Plat # 5 Lot # 17 Contributing X Non-Contributing _____

3. a. Applicant: BARBARA J. BEER / ROBERT A. BEER II

Mailing Address: 825 HOPE STREET, BRISTOL, RI 02809

Phone: Day 401-952-4546 / 401-864-9113 Evening _____

b. Owner (if different from applicant written authorization of owner required): BARBARA J. BEER / ROBERT A. BEER II

Mailing Address: 825 HOPE STREET, BRISTOL, RI 02809

Phone: Day 401-952-4546 / 401-864-9113 Evening _____

4. a. Architect/Draftsman: JAMES ANDERSON

Address: 70 CHARLES STREET, BRISTOL, RHODE ISLAND 02809

Phone: Day 508-369-6352 Evening _____

b. Contractor: GARY BALLETO | RI General Contractor 13354

Address: 786 Atwood Ave, Cranston, RI 02920, United States

Phone: Day 401-641-9994 Evening 401-641-9994

5. Work Category: X Replacing in-kind* authorization required _____

_____ New Structure(s) X Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

X Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: PER BUILDING OFFICIAL, 3RD FLOOR WINDOWS ARE TO BE
EGRESS SIZE, NOT EXISTING SIZE (SMALL). CONTRACTOR IS TO ORDER AND RE-FRAME
MINIMUM EGRESS DOUBLE HUNG WINDOWS FOR 3RD FLOOR (FRONT AND BACK - TOTAL
2-WINDOWS)

*All changes must match the existing in materials, design and configuration.

THEY ARE NOT WOOD AND ALREADY DETERMINED MATERIAL FROM PREVIOUS APPROVAL. WINDOWS WERE ALREADY ORDERED; HOWEVER, BUILDING OFFICIAL REQUESTS EGRESS AT THIS TIME AFTER INITIAL HISTORIC APPROVAL IN OCTOBER 2022.

(Continued): THE MINOR ALTERATION WILL FIT THE MINIMUM EGRESS SIZE PER BUILDING CODE

AND THIS MODIFICATION AND EXTENSION WILL ASSURE SAFETY AND SYMMETRY.

CURRENT: 28.5" WIDE X 52" HIGH - VERSUS - MINIMUM EGRESS: 34" WIDE X 67" HIGH

☐ ☐ Check here if

continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

☒ Overall view of property from street(s) ☐ Overall views of building

☒ Existing details to be altered by work

☐ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

☐ Site Plan(s) (drawn to scale)

☒ Floor plan(s) (drawn to scale)

☐ Exterior Elevations

☒ Details

OTHER: ☐ Renderings ☐ Catalogue Cuts ☐ Specifications

☐ Other (Identify) _____

BARBARA BEER / ROBERT BEER II

Applicant's Name - Printed

Applicant's Signature

Date: JANUARY 15, 2022

Contact Person if other than Applicant:

Name (Printed): ROBERT BEER II

Phone: Day 401-864-9113 Evening BEERII.ROBERT@GMAIL.COM

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

(see additional narrative)

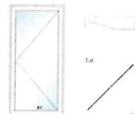
AMMENDMENTS TO BHDC APPLICATION
825 HOPE STREET, BRISTOL, RHODE ISLAND

I. 3RD FLOOR WINDOWS

- a. REMOVAL AND REPLACEMENT OF 3RD FLOOR WINDOWS (NORTH AND SOUTH, I.E., FRONT AND REAR OF PROPERTY) TO MEET THE EGRESS MINIMUM SIZE CODE REQUIREMENT.
- b. PREVIOUS WINDOW MATERIAL APPROVAL AND POSITION IN OCTOBER 2022; HOWEVER, BUILDING DEPARTMENT REQUIRES EGRESS SIZING WHICH WAS NOT DETERMINED UNTIL NOW.
- c. PER AGREEMENT WITH BUILDING DEPARTMENT AND GENERAL CONTRACTOR, THE USE OF A CASEMENT WINDOW (SPECIFICATIONS PROVIDED IN QUOTE) WOULD INCORPORATE THE "SIMULATED PARTING RAIL WOULD MAKE THE WINDOW APPEAR SIMILAR TO THE OTHER DOUBLE HUNG WINDOWS PREVIOUSLY APPROVED".
 - i. JOHNATHAN ALLEN, PROJECT MONITOR – ACKNOWLEDGED
 - ii. STEPHEN GREENLEAF, BUILDING OFFICIAL – ACKNOWLEDGED
 - iii. GARY BALLETO, CONTRACTOR – ACKNOWLEDGED.
- d. MATERIAL: REFER BELOW TO CONTRACTOR COLONIAL CASEMENT WINDOWS (PAGE 2-3 ON SPECIFICATION SHEET); PREVIOUSLY APPROVED BRAND/MATERIAL.



Catalog Version 127



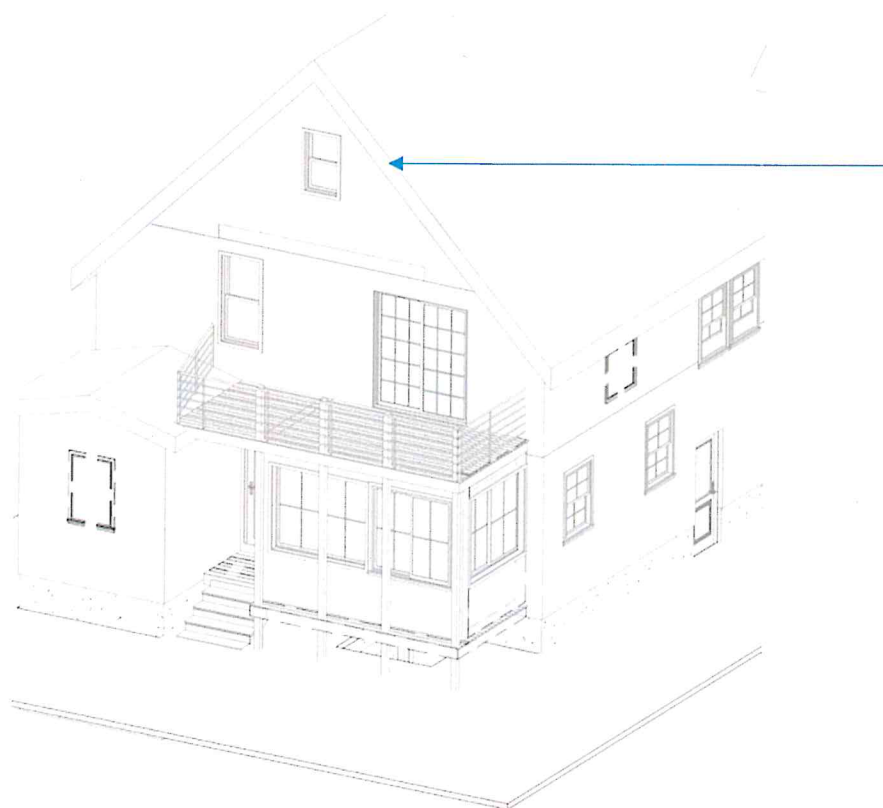
28" X 57.5"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	Contractor Colonial Casement Left, 28 x 57.5 Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = J-Channel Removed Standard Glass Options, Dual Pane, None, ProSolar Low E, Annealed, Glass Tint = None, 1/8 in - 1/8 out, Argon, 1", Intercept Lock Type = Flush Mount Crank, Coastal Hardware = Yes, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Full, Fiberglass, Extruded, None Jamb Extensions = No, Jamb Extensions-Finished Size = None, Jamb Extensions-Wood/Color = None, , Drywall Option = No U-Factor = 0.28, SHGC = 0.24, VT = 0.44, STC = 0, Meets Energy Star Zones = North Central, South Central, Southern AAMA, DP = 55 Room Location = Interior Casing = None, Interior Casing Finish = None Delivery Zone = M	\$457.73	\$389.09	1	(\$68.64)	\$389.09
Unit 300 Total:		\$457.73	\$389.09		(\$68.64)	\$389.09
Begin Line 300 Description						
---- Line 300-1 ----						
Contractor Colonial Casement Left, 28 x 57.5 Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = J-Channel Removed Standard Glass Options, Dual Pane, None, ProSolar Low E,	Annealed, Glass Tint = None, 1/8 in - 1/8 out, Argon, 1", Intercept Lock Type = Flush Mount Crank, Coastal Hardware = Yes, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Full, Fiberglass, Extruded, None Jamb Extensions = No, Jamb Extensions-Finished Size = None, Jamb Extensions-Wood/Color = None, , Drywall Option = No	U-Factor = 0.28, SHGC = 0.24, VT = 0.44, STC = 0, Meets Energy Star Zones = North Central, South Central, Southern AAMA, DP = 55 Room Location = Interior Casing = None, Interior Casing Finish = None Delivery Zone = M				
End Line 300 Description						

LOCATION OF 3RD FLOOR WINDOWS



FRONT REPLACED



REAR REPLACED

II. EXTERIOR SIDING

- a. DUE TO AN UNEXPLAINED REASON, THERE IS ONLY A RECORD OF APPROVAL LESS THAN 25% OF EXTERIOR SIDING TO BE REPLACED.
- b. REQUESTING 100% REMOVAL OF CLAPBOARD AND REPLACEMENT IN-KIND OF EXTERIOR SIDING DUE TO DAMAGED AND ROTTED WOOD SIDING / CLAPBOARD.
- c. REFER TO HOME DEPOT QUOTE FOR SIDING BRISTOL
- d. MATERIAL:
 - i. **Unbranded** 192 in. Wood Primed Cedar Bevel Siding (10-Pack)
 - ii. *IGNORE: ANY PVC, SYNTHETIC MATERIAL, MOULDING (INCLUDING FASCIA, LOCATED IN THE SPECIFICATION QUOTE)*
 - iii. *OTHER MISCELLANEOUS MATERIALS WHEN BUILDING THE QUOTE*



Unbranded 192 in. Wood Primed Cedar Bevel Siding
(10-Pack)

525228

\$239.00 / each 24

\$5,736.00

III. TRIM WORK / FRIEZE BOARD

- a. THE REMAINING TRIM WILL NOT BE REMOVED.
- b. ALL DAMAGED TRIM DUE TO FIRE WILL BE REPLICATED IN SIZE, PROFILE, AND MATERIAL – *THIS IS THE INTENT AND OUTCOME.*
- c. A COPY OF THE PROPOSED TRIM WORK IS INCLUDED IN HOME DEPOT SPECIFICATION QUOTE WITH WOOD MATERIAL.
- d. THE TRIM WILL BE REPLACED IN-KIND AND LOOK EXACTLY THE SAME AT THE EXISTING TRIM.
- e. MATERIAL:
 - i. **Kelleher** 9/16 in. x 4-5/8 in. Pine Crown Moulding
 - ii. Alexandria Moulding WPCR696PFJ - 11/16"x5-1/4" Primed Finger-Jointed Wood Interior Crown ((1 unit = 1 LF; Comes in 16' pieces) HR696-... [QC:31066889])

Item Description

Model #

SKU #

Unit Price

Qty

Subtotal



Kelleher 9/16 in. x 4-5/8 in. Pine Crown Moulding

872419

\$4.37 / each 64

\$279.68

IV. DECKING AND RAILING

- a. REPLACEMENT OF CURRENT WOOD DECK MATERIAL DUE TO ROT, DAMAGE, AND UNEVEN STRUCTURAL SUPPORT PER BUILDING CODE
- b. MATERIAL: COMPOSITE TREX, PREFERABLE FOR HOMEOWNER AND LOOKS LIKE WOOD WITH TEXTURE
- c. NOT NOTICEABLE < 50 FEET IN THE REAR OF THE PROPERTY – WHICH IS NOT VISIBLE TO BIKE PATH

Trex

Enhance Naturals 1 in. x 6 in x 16 ft. Rocky Harbor Grooved Edge Grey Composite Deck Board



RAILING SYSTEM – PRESSURE TREATED WOOD, NATURAL – REPLACEMENT IN KIND

NO OTHER SIGNIFICANT ALTERATIONS OR DEVIATIONS DUE TO HISTORIC CODE COMPLIANCE

V. **PROPOSED ADDITION MATERIALS**

- a. PREVIEW: I AM SEEKING TO ADD AN ADDITION TO DEMOLISH THE EXISTING SUNROOM AT THE REAR OF THE PROPERTY DUE TO LACK OF CODE AND SAFETY, PRIOR HDC APPROVAL, AND HANDICAP ACCESSIBILITY.
 - i. REFER TO PROPOSED IMAGES RENDERING
 - ii. NEED MATERIAL APPROVAL FOR ADDITION CREATION
- b. ISSUE AT HAND: BUILDING DEPARTMENT WANTS HDC APPROVAL; HDC WANTS BUILDING DEPARTMENT APPROVAL; HDC AND BUILDING DEPARTMENT WANT CRMC APPROVAL AND STATE HISTORIC APPROVAL.
 - i. CRMC IS AWARE AND HAS NO ISSUE WITH PROPOSED.
 - ii. THE TOTAL ADDITIONAL SQUARE FOOTAGE INCREASE IS ~58 FEET, (MINIMAL AND INSIGNIFICANT CHANGE FROM EXISTING STRUCTURE).
 - iii. NO VIOLATION OF SETBACKS – COASTALLY (CRMC) – OR ZONING CONCERNS PER ED TANNER.
- c. INTENT:
 - i. WHAT WE ARE SEEKING TODAY IS FOR BHDC TO APPROVE **MATERIALS REQUIRED** TO CONSTRUCT PROPOSED ADDITION TO AID IN THE APPEAL, SO THE PROCESS CAN BE COMPLETED AND WORK CAN BE STARTED OR AT LEAST MOVE FORWARD.
 1. ISSUE: EACH DEPARTMENT IS DEFERRING APPROVAL AND NO PROGRESS IS BEING MADE.
 - ii. STRUCTURE WILL HAVE PROPER ENGINEERING AND CODE
- d. RATIONALE:
 - i. THE EXISTING STRUCTURE IS UNSAFE, NOT SOUND AND NOT UP TO BUILDING CODE.
 - ii. BUILDING OFFICIAL SUPPORTS THE DEMOLITION AND ACCEPTS THE PROPOSED ADDITION AS A REASONABLE COMPROMISE.
 - iii. CRMC HAS NO CONCERNS.
 - iv. THE ADDITION WILL CONTRIBUTE TO THE 'BOX CHARACTERISTIC' OF THE HOUSES IN THE AREA ON HOPE STREET
 - v. **If you take a walk down Hope Street in google maps, you can see this 'box' in many houses and a porch that runs the full width of the house. This is what the addition will do. To have the addition not squared off would create a group of volumes on the water side instead of the characteristic 'box'.**
 - vi. THE HOUSE WILL BE HANDICAP ACCESSIBLE AND CONTRIBUTE TO THE CONTINUITY OF LIVING IN THE HOME.

e. **WHAT I AM NOT SEEKING APPROVAL ON:**

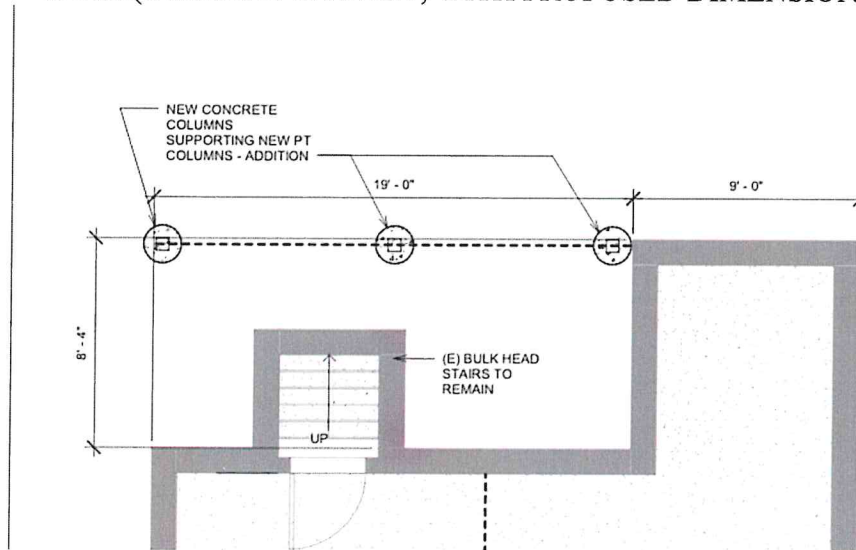
- i. **WINDOWS, LIGHT FIXTURES, ANY AND ALL OTHER EXTERNAL STRUCTURES AT THIS TIME. I AM PURELY SEEKING TO CREATE THE ADDITION THAT LOOKS EXACTLY LIKE IT IS PART OF THE HOME, NOT WHAT IS CURRENTLY THERE.**

f. **MATERIALS: *SUPPORTED BY BUILDING DEPARTMENT***

- i. LUMBER – 2X10S FRAMING, 16” ON CENTER
- ii. HARDWARE: 2X10 JOIST HANGERS, FASTENED WITH JOIST NAILS
- iii. UNDERNEATH STRUCTURE: 4X4 FOOTINGS PUT ON A GALVINIZED BASE FOR DRAINING
- iv. FINISHED SIDING IN KIND TO THE TOTAL EXTERIOR STRUCTURE (REFER ABOVE FOR MATERIAL)
- v. SIDING – REPLACEMENT IN KIND AS PREVIOUSLY APPROVED.

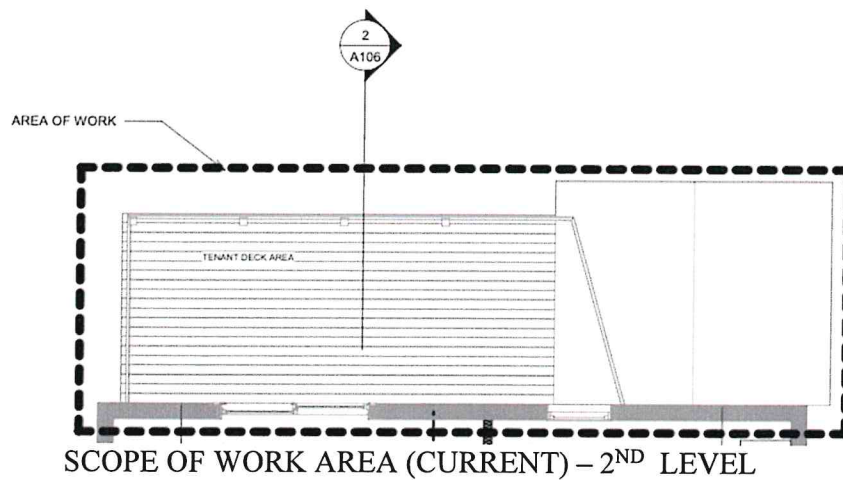
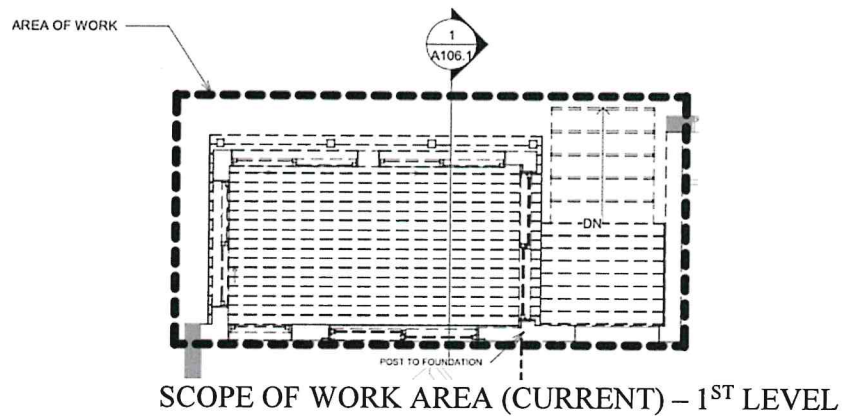
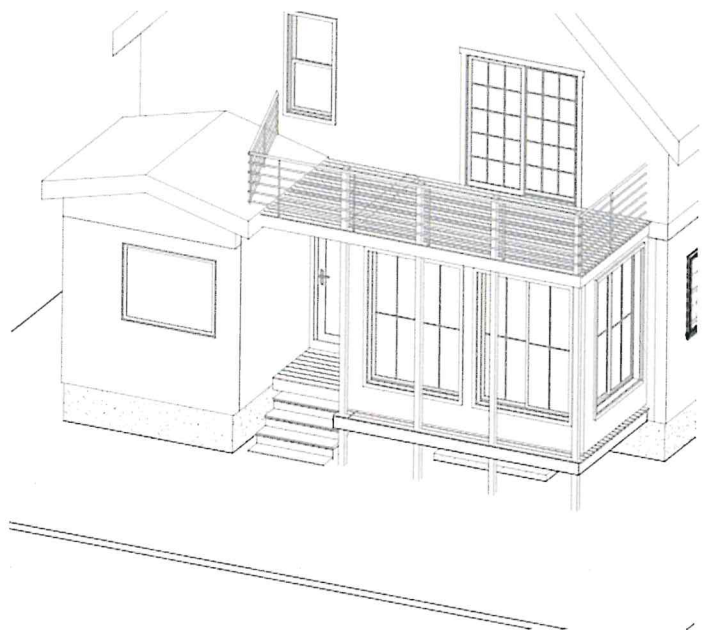
g. **RENDERINGS OF STRUCTURE – AGAIN MATERIALS NEED TO BE FINALIZED BEFORE STRUCTURE MODEL IS COMPLETE PER BUILDING DEPARTMENT:**

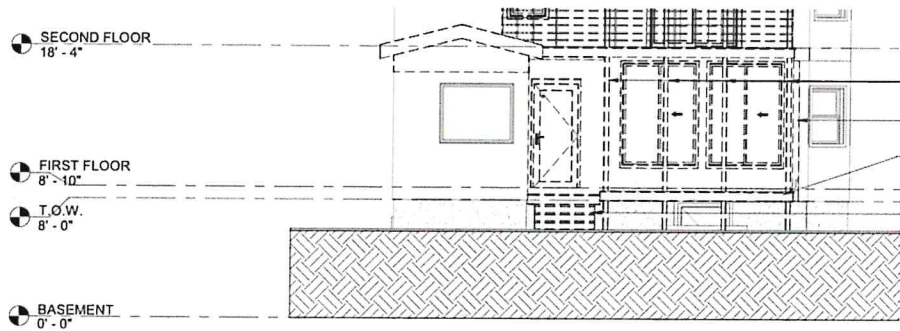
REAR (CURRENT LAYOUT; WITH PROPOSED DIMENSIONS)



REAR CURRENT)

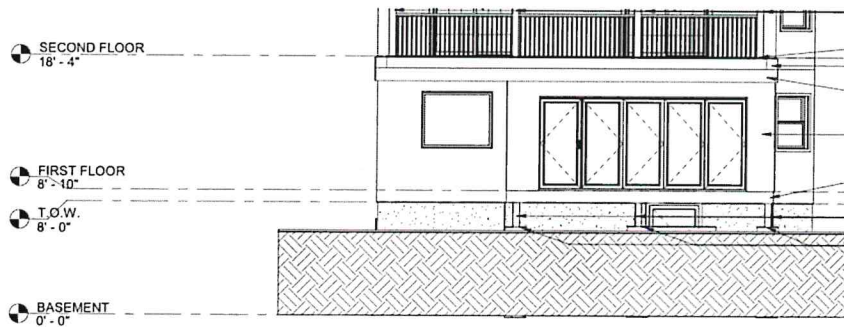
- * CONCRETE FOOTINGS DUE TO CODE AND STABILITY – ENGINEERING REQUIREMENT
- * CURRENTLY, THERE ARE UNSUPPORTED WOOD LEGS – THAT ARE BEYOND REPAIR





① WEST - DEMO
3/16" = 1'-0"

CURRENT



① WEST - NEW
3/16" = 1'-0"

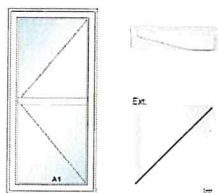
PROPOSED



End Line 200 Description



Catalog Version 127



28" X 57.5"

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
300-1	Contractor Colonial Casement Left, 28 x 57.5 Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = J-Channel Removed Standard Glass Options, Dual Pane, None, ProSolar Low E, Annealed, Glass Tint = None, 1/8 in - 1/8 out, Argon, 1", Intercept Lock Type = Flush Mount Crank, Coastal Hardware = Yes, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Full, Fiberglass, Extruded, None Jamb Extensions = No, Jamb Extensions-Finished Size = None, Jamb Extensions-Wood/Color = None, , Drywall Option = No U-Factor = 0.28, SHGC = 0.24, VT = 0.44, STC = 0, Meets Energy Star Zones = North Central, South Central, Southern AAMA, DP = 55 Room Location = Interior Casing = None, Interior Casing Finish = None Delivery Zone = M	\$457.73	\$389.09	1	(\$68.64)	\$389.09
Unit 300 Total:		\$457.73	\$389.09		(\$68.64)	\$389.09

Begin Line 300 Description

---- Line 300-1 ----

Contractor Colonial Casement	Annealed, Glass Tint = None, 1/8 in - 1/8 out,	U-Factor = 0.28, SHGC = 0.24, VT = 0.44, STC = 0,
Left, 28 x 57.5	Argon, 1", Intercept	Meets Energy Star Zones = North Central, South
Exterior = White, Interior = White	Lock Type = Flush Mount Crank, Coastal Hardware	Central, Southern
Deluxe J-Channel, Frame Modification = J-Channel	= Yes, Interior Hardware Finish = White,	AAMA, DP = 55
Removed	Maximum Clearance Hardware = No	Room Location =
Standard Glass Options, Dual Pane, None,	Screen = Full, Fiberglass, Extruded,	Interior Casing = None, Interior Casing Finish =
ProSolar Low E,	None	None
	Jamb Extensions = No, Jamb Extensions-Finished	Delivery Zone = M
	Size = None, Jamb Extensions-Wood/Color =	
	None, , Drywall Option = No	

End Line 300 Description



Customer Quote

1/20/2023, 3:21 PM EST

Sales Person LAR598

Store Phone # (401) 942-9499

Store # 4286

Location 100 STONE HILL ROAD, JOHNSTON, RI 02919

Customer Information

GARY BALLETO

(401) 641-9994

TIGERBALLETO@GMAIL.COM

GARY BALLETO

40 SURREY DR

CRANSTON, RI 02920



Quote # H4286-182709

PO / Job Name crown moulding

Carryout

 Runner Name
GARY BALLETO

Item Description

Model #

SKU #

Unit Price

Qty

Subtotal



Kelleher 9/16 in. x 4-5/8 in. Pine Crown Moulding

872419

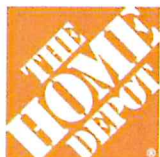
\$4.37 / each

64

\$279.68

Prices Valid Through: 01/27/2023
at The Home Depot #4286

Subtotal	\$279.68
Discounts	-\$0.00
Sales Tax	\$19.58
Quote Total	\$299.26



The Home Depot Special Order Quote

Customer Agreement #: H4286-181966

Printed Date: 1/11/2023

Customer: GARY BALLETO

Address: 40 SURREY DRIVE
CRANSTON, RI 02920

Phone 1: 401-641-9994

Phone 2:

Email: GARYBALLETO@GMAIL.COM

Store: 4286

Associate: ROSMERY

Address: 100 Stone Hill Rd
Johnston, RI 02919

Phone: (401)942-9499

Pre-Savings Total: \$1,139.07

Total Savings: (\$170.81)

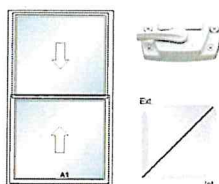
Pre-Tax Price: \$968.26

Price Valid Through:
1/29/2023

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 127



Sash Split = Even

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	Contractor Double Hung Operating, 35.5 x 59.5 Sash Split = Even Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = J-Channel Removed Standard Glass Options, Dual Pane, Lower Glass Style = None, Upper Glass Style = None, ProSolar Low E, Upper = Annealed, Lower = Annealed, Glass Tint = None, 3/32 in - 3/32 out, Argon, 3/4", Intercept Number of Locks = 2, Upgrade to 2 locks? = No, Lock Type = Cam, Cam Position = 8, Number of Air Latches = None, Window Opening Control Device (WOCD) = No, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Half, Fiberglass, Roll-Formed, , None Jamb Extensions = No, Jamb Extensions-Finished Size = None, Jamb Extensions-Wood/Color = None, , Drywall Option = No U-Factor = 0.3, SHGC = 0.29, VT = 0.53, STC = 27, Meets Energy Star Zones = North Central AAMA, DP = 45 Room Location = Interior Casing = None, Interior Casing Finish = None Delivery Zone = M	\$349.85	\$297.39	1	(\$52.46)	\$297.39
Unit 100 Total:		\$349.85	\$297.39		(\$52.46)	\$297.39

Begin Line 100 Description

---- Line 100-1 ----

Contractor Double Hung

Upper = Annealed, Lower = Annealed, Glass Tint = U-Factor = 0.3, SHGC = 0.29, VT = 0.53, STC = 27,

Operating, 35.5 x 59.5
 Sash Split = Even
 Exterior = White, Interior = White
 Deluxe J-Channel, Frame Modification = J-Channel
 Removed
 Standard Glass Options, Dual Pane, Lower Glass
 Style = None, Upper Glass Style = None, ProSolar
 Low E,

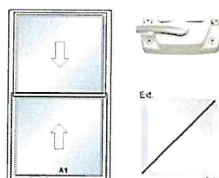
None, 3/32 in - 3/32 out, Argon, 3/4", Intercept
 Number of Locks = 2, Upgrade to 2 locks? = No,
 Lock Type = Cam, Cam Position = 8, Number of Air
 Latches = None, Window Opening Control Device
 (WOCD) = No, Interior Hardware Finish = White,
 Maximum Clearance Hardware = No
 Screen = Half, Fiberglass, Roll-Formed, ,
 None
 Jamb Extensions = No, Jamb Extensions-Finished
 Size = None, Jamb Extensions-Wood/Color =
 None, , , Drywall Option = No

Meets Energy Star Zones = North Central
 AAMA, DP = 45
 Room Location =
 Interior Casing = None, Interior Casing Finish =
 None
 Delivery Zone = M

End Line 100 Description



Catalog Version 127



Sash Split = Even

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	Contractor Double Hung Operating, 33.5 x 56.5 Sash Split = Even Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = J-Channel Removed Standard Glass Options, Dual Pane, Lower Glass Style = None, Upper Glass Style = None, ProSolar Low E, Upper = Annealed, Lower = Annealed, Glass Tint = None, 3/32 in - 3/32 out, Argon, 3/4", Intercept Number of Locks = 2, Upgrade to 2 locks? = No, Lock Type = Cam, Cam Position = 8, Number of Air Latches = None, Window Opening Control Device (WOCD) = No, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Half, Fiberglass, Roll-Formed, , None Jamb Extensions = No, Jamb Extensions-Finished Size = None, Jamb Extensions-Wood/Color = None, , , Drywall Option = No U-Factor = 0.3, SHGC = 0.29, VT = 0.53, STC = 27, Meets Energy Star Zones = North Central AAMA, DP = 45 Room Location = Interior Casing = None, Interior Casing Finish = None Delivery Zone = M	\$331.49	\$281.78	1	(\$49.71)	\$281.78
Unit 200 Total:		\$331.49	\$281.78		(\$49.71)	\$281.78

Begin Line 200 Description

--- Line 200-1 ---

Contractor Double Hung
 Operating, 33.5 x 56.5
 Sash Split = Even
 Exterior = White, Interior = White
 Deluxe J-Channel, Frame Modification = J-Channel
 Removed
 Standard Glass Options, Dual Pane, Lower Glass
 Style = None, Upper Glass Style = None, ProSolar
 Low E,

Upper = Annealed, Lower = Annealed, Glass Tint =
 None, 3/32 in - 3/32 out, Argon, 3/4", Intercept
 Number of Locks = 2, Upgrade to 2 locks? = No,
 Lock Type = Cam, Cam Position = 8, Number of Air
 Latches = None, Window Opening Control Device
 (WOCD) = No, Interior Hardware Finish = White,
 Maximum Clearance Hardware = No
 Screen = Half, Fiberglass, Roll-Formed, ,
 None
 Jamb Extensions = No, Jamb Extensions-Finished

U-Factor = 0.3, SHGC = 0.29, VT = 0.53, STC = 27,
 Meets Energy Star Zones = North Central
 AAMA, DP = 45
 Room Location =
 Interior Casing = None, Interior Casing Finish =
 None
 Delivery Zone = M

#23-001



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 39 Church St.

2. Plat # _____ Lot # _____ Contributing _____ Non-Contributing _____

3. a. Applicant: Dan Scott

Mailing Address: 39 Church St., Bristol, RI 02809

Phone: Day 774-218-4250 Evening 774-218-4250

b. Owner (if different from applicant written authorization of owner required): scottd60@gmail.com

Mailing Address: (same)

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: _____

Address: _____

Phone: Day _____ Evening _____

b. Contractor: (Not yet contracted)

Address: _____

Phone: Day _____ Evening _____

5. Work Category: Concept Review Replacing in-kind* authorization required _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

☒ Addition to Structure(s) _____ Total Demolition of Structure(s)

_____ Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: Add solar panels on roof and tie into panel in basement.

Add two high efficiency heat pumps (mini-split) units outside

*All changes must match the existing in materials, design and configuration.

2023 JAN 11 PM 1:51

TOWN OF BRISTOL
COMMUNITY DEV.

(Continued): Compressor Size approx 28H x 14D x 36L. One unit will be in back, right corner of home, out of sight. Front unit will be in front left corner. I plan to plant shrub in front to hide from street view. ☐ ☐ Check here if

continued on additional sheets.

see page 3 for additional narrative

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

- ☐ Overall view of property from street(s) ☐ Overall views of building
- ☐ Existing details to be altered by work
- ☐ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

- ☐ Site Plan(s) (drawn to scale) ☐ Floor plan(s) (drawn to scale)
- ☐ Exterior Elevations ☐ Details

OTHER: ☒ Renderings ☐ Catalogue Cuts ☐ Specifications
☐ Other (Identify) _____

DON SCOTT
Applicant's Name – Printed

[Signature]
Applicant's Signature

Date: 1/9/2023

Contact Person if other than Applicant:

Name (Printed): DON SCOTT

Phone: Day 774-218-4250 Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.
Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

Bathroom Window Replacement

I would like to replace the current window in my bathroom to allow me to install a double vanity in the bathroom. Below is the description of the work. The contractor will be Frank Dapont. FT Contruction of Bristol.

In replacing current vanity with double vanity, the counter would reach to window. The current window, 30" x 60" would be below the counter top. I would like to replace the window and put in a wood, white exterior, double pane, double hung, 23.5" x 35.5". This would be in the same location as the current window, just smaller. I have attached pictures of the current window and the new window.

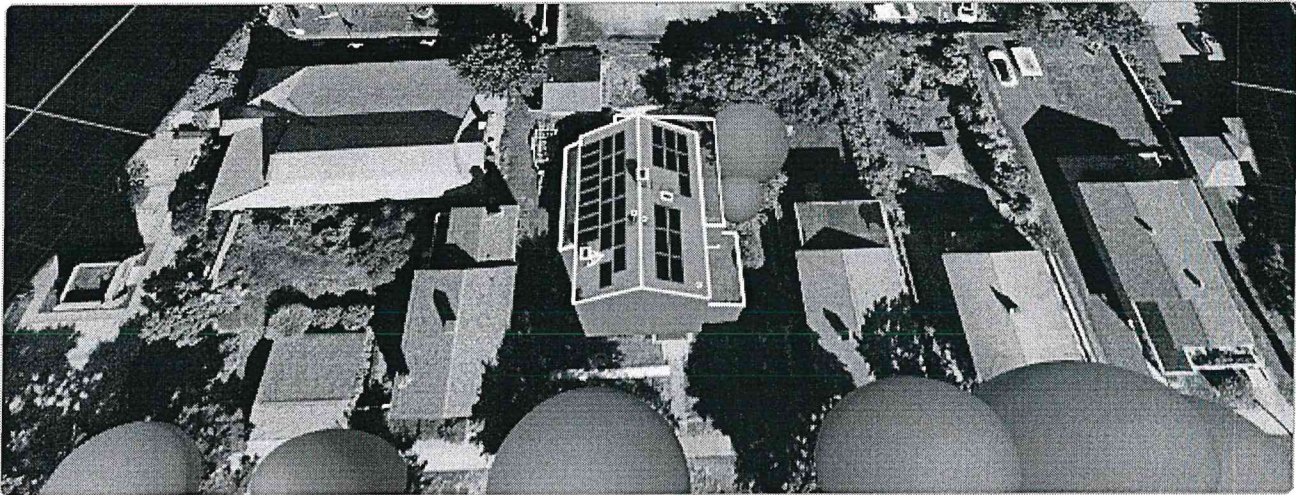
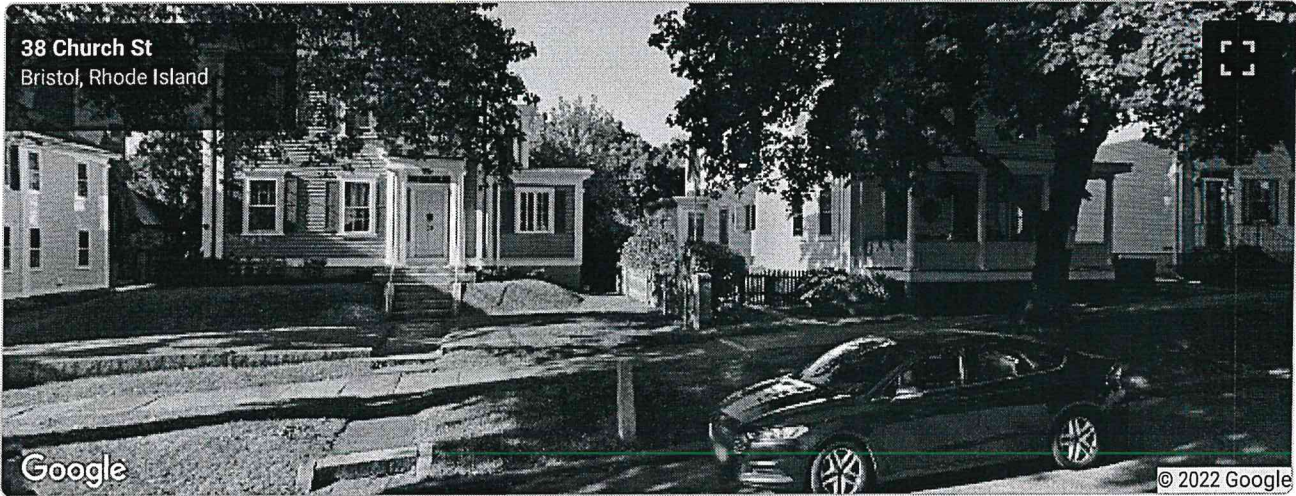
The location is on the right side of the house, rear, behind a bump out addition, which cannot be seen from the street. I do have a picture of the window that is taken from the neighbor's yard. If not for winter, the shrubs would hide the window from this location as well. The new window will look very similar but be tight, the current single pane is very drafty. The window would be much smaller.

Confirmed 1st floor, east elevation



Customer Don Scott	Designer NuWatt Engineering Team	Organization NuWatt Energy
Address 39 Church St Bristol, RI 02809, USA	Coordinates (41.669118, -71.275287)	Date 7 December 2022

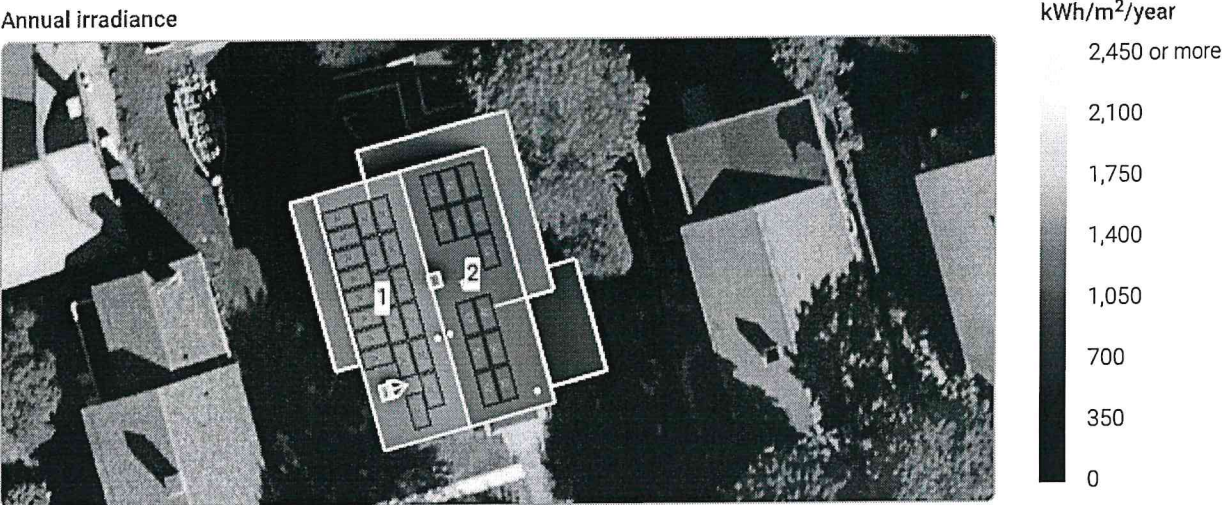
Street view and corresponding 3D model



I, **NuWatt Engineering Team**, certify that I have generated this shading report to the best of my abilities, and I believe its contents to be accurate.

Aurora Shade Report

Customer	Designer	Organization
Don Scott	NuWatt Engineering	NuWatt Energy
Address	Team	Date
39 Church St	Coordinates	7 December 2022
Bristol, RI 02809, USA	(41.669118, -71.275287)	



Summary

Array	Panel Count	Azimuth (deg.)	Pitch (deg.)	Annual TOF (%)	Annual Solar Access (%)	Annual TSRF (%)
1	20	254	28	86	99	85
2	13	74	28	76	97	74
Weighted average by panel count	-	-	-	-	97.9	80.4

Monthly solar access (%) across arrays

Array	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	97	98	99	99	99	99	99	99	99	99	98	96
2	89	93	97	99	99	99	99	99	98	94	92	88

Customer
Don Scott

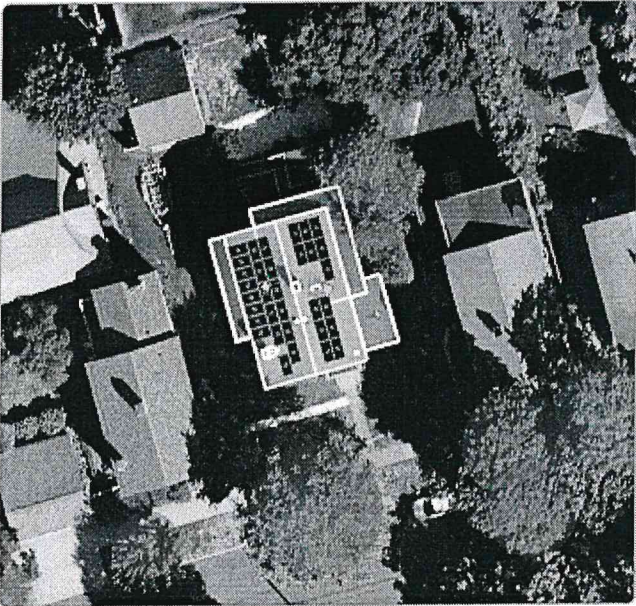
Address
39 Church St
Bristol, RI 02809, USA

Designer
~~NuWatt Engineering~~
~~Team~~
Coordinates
(41.669118, -71.275287)

Organization
~~NuWatt Energy~~

Date
7 December 2022

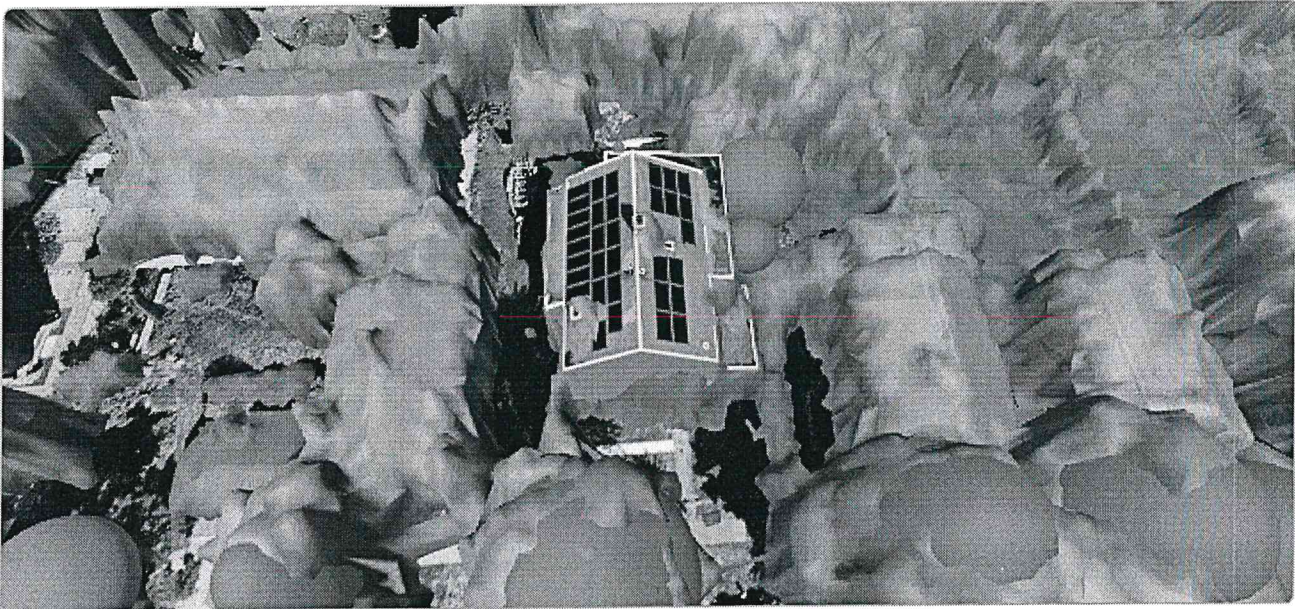
Zoomed out satellite view

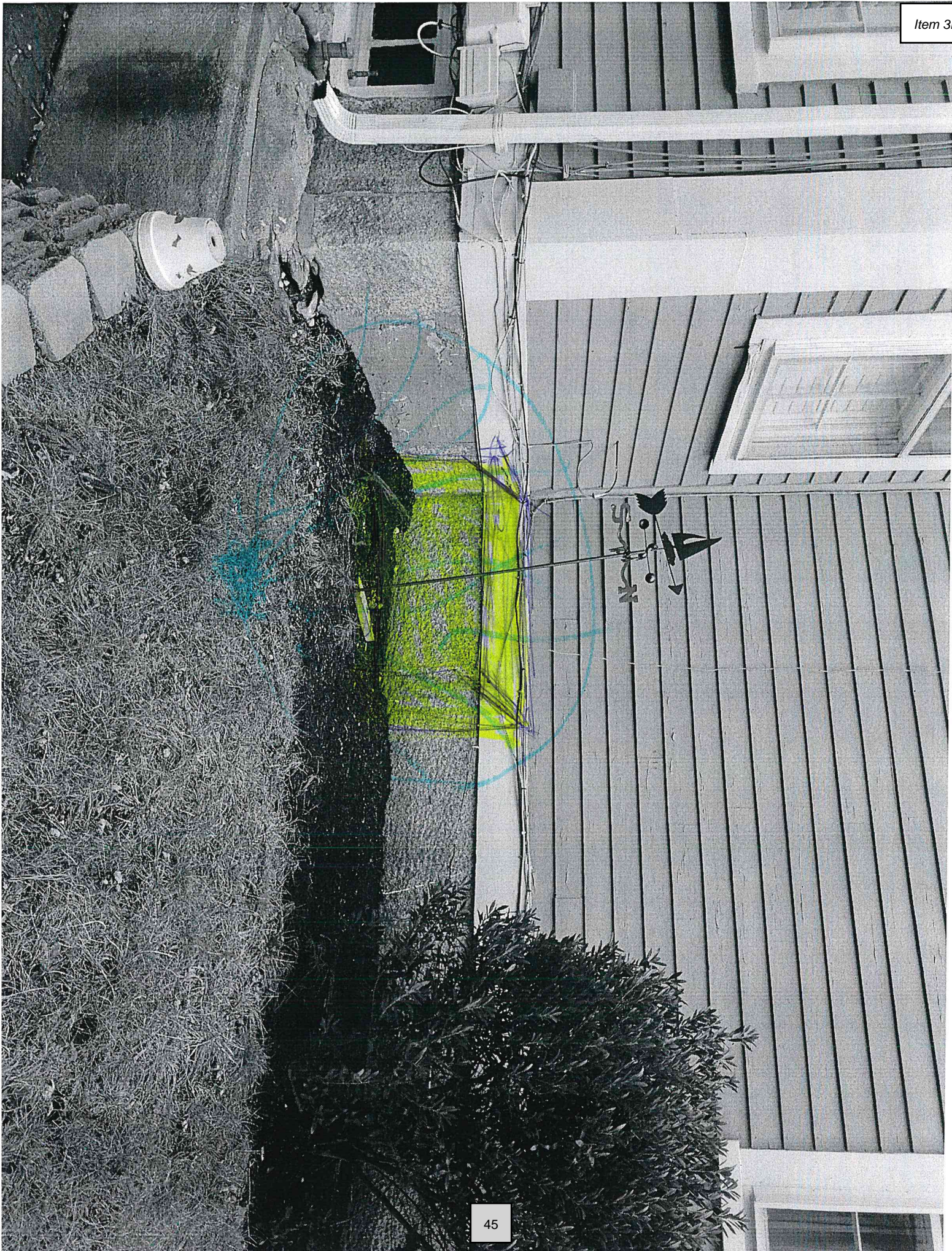


3D model

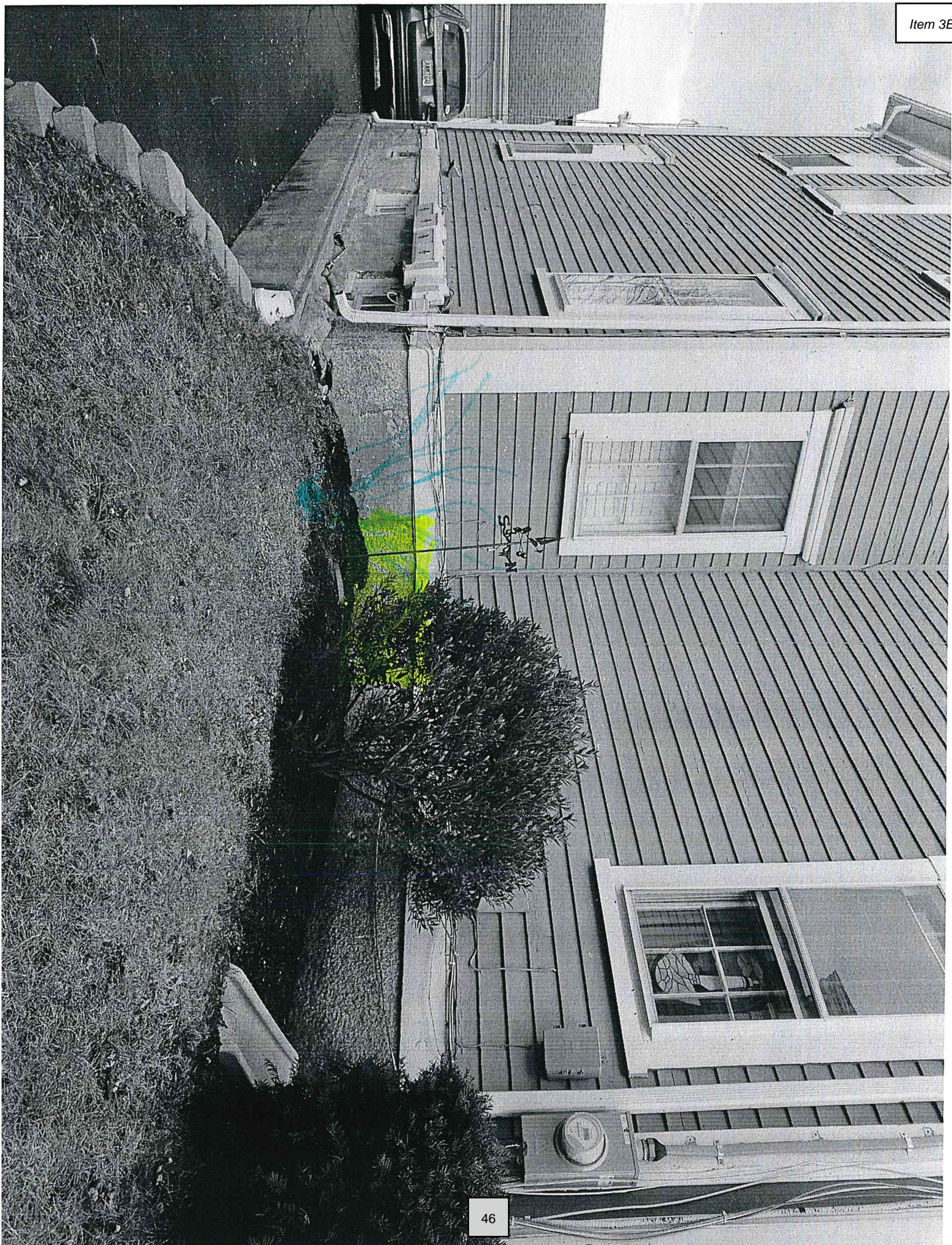


3D model with LIDAR overlay 42 ft

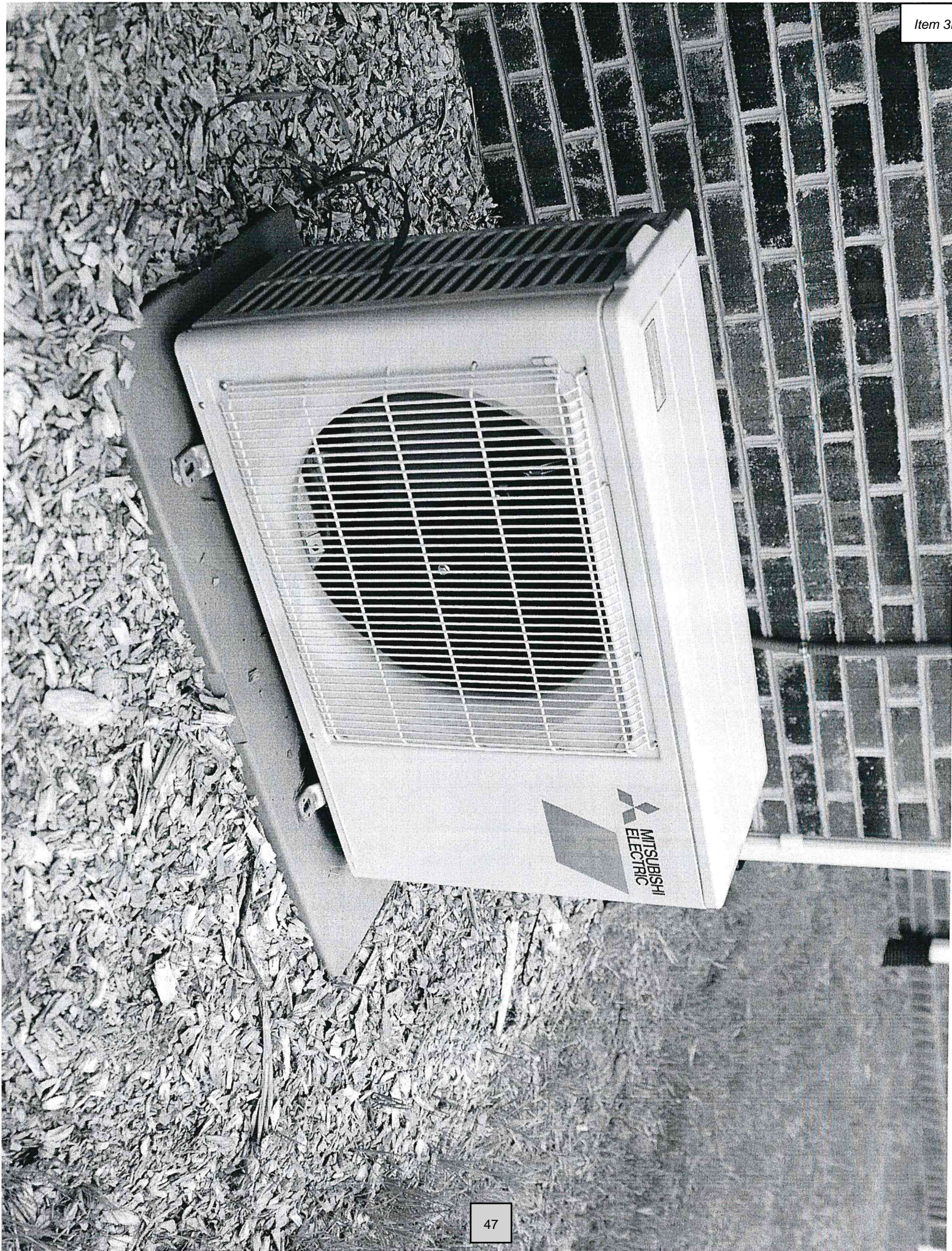




Valve is out. Blue will be new shrub



Volvo-unit. Blue - shows it out of unit



Nat. Asset inst. Board dit het niet determineert.



Andersen 23....
homedepot.com



Andersen

23.5 in. x 35.5 in. 200 Series
Double Hung Wood Insulated
Window with White Exterior

★★★★☆ (15) ✓



-

1

+



Add to Cart













23-006



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 249 HOPE STREET BRISTOL, RI 02809

2. Plat # _____ Lot # _____ Contributing _____ Non-Contributing _____

3. a. Applicant: BRUNSEN HOUSE CONDOMINIUM ASSOCIATION

Mailing Address: 249 HOPE STREET BRISTOL, RI 02809

Phone: Day (401) 617-504-3120 Evening SAME

b. Owner (if different from applicant written authorization of owner required): _____

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: _____

Address: _____

Phone: Day _____ Evening _____

b. Contractor: ROBERT J. MCCABE CONSTRUCTION, INC.

Address: 99 S. CATHER ST. WARREN, RI 02885

Phone: Day 401-580-7589 Evening SAME

5. Work Category: ☒ Replacing in-kind* authorization required _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

_____ Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: REPLACE RAILING AT UPPER/TOP ROOF AREA. REPLACE IN-KIND w/ MAHOGANY

replace rubber roof (flat portion) not

*All changes must match the existing in materials, design and configuration.

visible from ground

2023 JAN 17 AM 8:07

TOWN OF BRISTOL
COMMUNITY DEV.

(Continued): _____

_____ ☐ ☐ Check here if
continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

☒ Overall view of property from street(s) ☒ Overall views of building

☒ Existing details to be altered by work

_____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

_____ Site Plan(s) (drawn to scale)

_____ Floor plan(s) (drawn to scale)

_____ Exterior Elevations

_____ Details

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications

_____ Other (Identify) _____

BRUNSEN HOUSE CONDO ASSN.

Applicant's Name - Printed

Date:

1/20/2023

John A. McCloskey, Jr.
Applicant's Signature

PRESIDENT

JOHN A. MCCLOSKEY, JR.

Contact Person if other than Applicant:

Name (Printed): _____

Phone: Day _____ Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

BRUNSEN HOUSE CONDOMINIUM ASSOCIATION

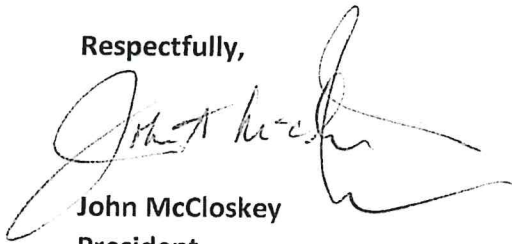
Bristol Historic District Commission
235 High Street
Bristol, Rhode Island, 02809

January 20, 2023

Dear Bristol Historic District Commission,

The Ownership and the Board of Directors of the Brunsen House Condominium Association have voted on and approved the replacement of the uppermost roof and the railing/balustrade system surrounding this roof.

Respectfully,



John McCloskey
President

Brunsen House Condominium Association
249 Hope Street
Bristol, RI 02809
(c): 617-504-3120

NE corner
upper
balustrade



WEST









Private and Confidential

CHAFFEE

INDUSTRIAL ROOFING



April 6, 2022

ROOF DRAWING

ROBERT McCABE
CONSTRUCTION
RE: BRUNSEN HOUSE
249 Hope Street
Bristol, RI 02809

Attn:
Robert McCabe

Subject:
Roof Proposal



193 Amaral Street ♦ East Providence, RI 02915
800-ROOF-1908 ♦ 401-431-6262 ♦ Fax 401-431-0628
www.chaffee62g.com

Private and Confidential

CHAFFEE

INDUSTRIAL ROOFING

SINCE
1908

April 6, 2022

OVERVIEW PHOTOGRAPHS

ROBERT McCABE
CONSTRUCTION
RE: BRUNSEN HOUSE
249 Hope Street
Bristol, RI 02809

Attn:
Robert McCabe

Subject:
Roof Proposal



Overview picture of Main Roof



Overview picture of Main Roof



NATIONAL
ROOFING
CONTRACTORS
ASSOCIATION
MEMBER

193 Amaral Street ♦ East Providence, RI 02915
800-ROOF-1908 ♦ 401-438-1160 ♦ Fax 401-431-0628
www.chaffee.com



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 125 Thames St
2. Plat # 10 Lot # 42/60/61/62/73 Contributing 42/60/61/62/73 Non-Contributing _____
3. a. Applicant: Brady Sullivan Properties

Mailing Address: 670 N Commercial St, Manchester, NH 03101

Phone: Day (603)622-6223 Evening _____

- b. Owner (if different from applicant written authorization of owner required, see page 2): Russ-Really Co., Russell Karian, Sentier Realty, and Karian Realty, Co

Mailing Address: PO Box 656, Bristol RI 02809

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: Chris Lewis

Address: 670 N Commercial St, Manchester, NH 03101

Phone: Day (603)231-1936 Evening _____

- b. Contractor: _____

Address: _____

Phone: Day _____ Evening _____

5. Work Category: _____ Replacing in-kind* *authorization required* _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

_____ Addition to Structure(s) _____ Total Demolition of Structure(s)

☒ Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work:

Conversion of existing building to mixed use building with +/-6,479 SF of commercial space and 127 residential units.

*All changes must match the existing in materials, design and configuration.

2023 JAN 13 AM 11:30

TOWN OF BRISTOL
COMMUNITY DEV.



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 125 THAMES ST ACRES: 0.7726 PARCEL ID: 10 60 LAND USE CODE: 07 CONDO COMPLEX: OWNER: RUSS-RUSS REALTY CO CO - OWNER: MAILING ADDRESS: PO BOX 656 ZONING: WPUD PATRIOT ACCOUNT #: 579	BUILDING STYLE: Mfg UNITS: 1 YEAR BUILT: 1900 FRAME: Masonry EXTERIOR WALL COVER: Comm Brk ROOF STYLE: Gable ROOF COVER: Tar & Gravel
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 8/16/2010 BOOK & PAGE: 1550-39 SALE PRICE: 0 SALE DESCRIPTION: SELLER: RUSS-RUSS REALTY CO.	INTERIOR WALL: Unfin FLOOR COVER: HEAT TYPE: Space Heater FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 381974 FINISHED BUILDING AREA: 300461 BASEMENT AREA: 81513 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$1,602,000 YARD: \$0 BUILDING: \$2,404,500 TOTAL: \$4,006,500	
SKETCH	PHOTO
<p>Bldg attached to community</p>	

HISTORIC RESPONSE LIST LEGEND

OVERALL PHOTOGRAPHS FROM STREET	PAGES 1-6
---------------------------------	-----------

OVERALL PHOTOGRAPHS OF BUILDING	PAGES 7-12
---------------------------------	------------

SITE PLAN	PAGES 13-14
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FLOOR PLANS	PAGES 15-21
-------------	-------------

EXTERIOR ELEVATIONS	PAGES 22-28
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ROOF AND CANOPY DETAILS	PAGES 29-31
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WINDOW DETAILS	PAGES 32-42
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LIGHTING SPECIFICATIONS	PAGES 43-47
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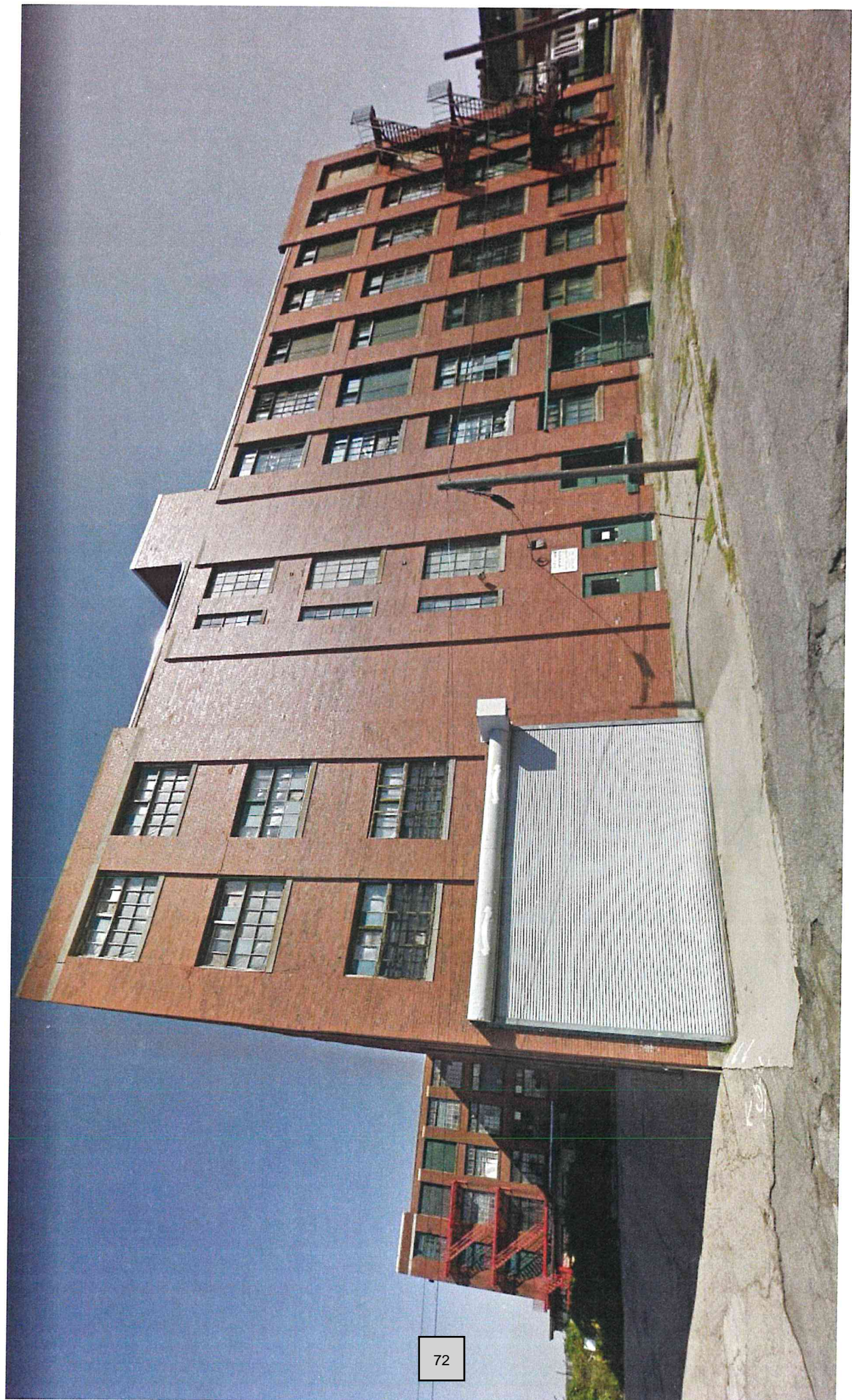
MASONRY SPECIFICATIONS	PAGES 48-53
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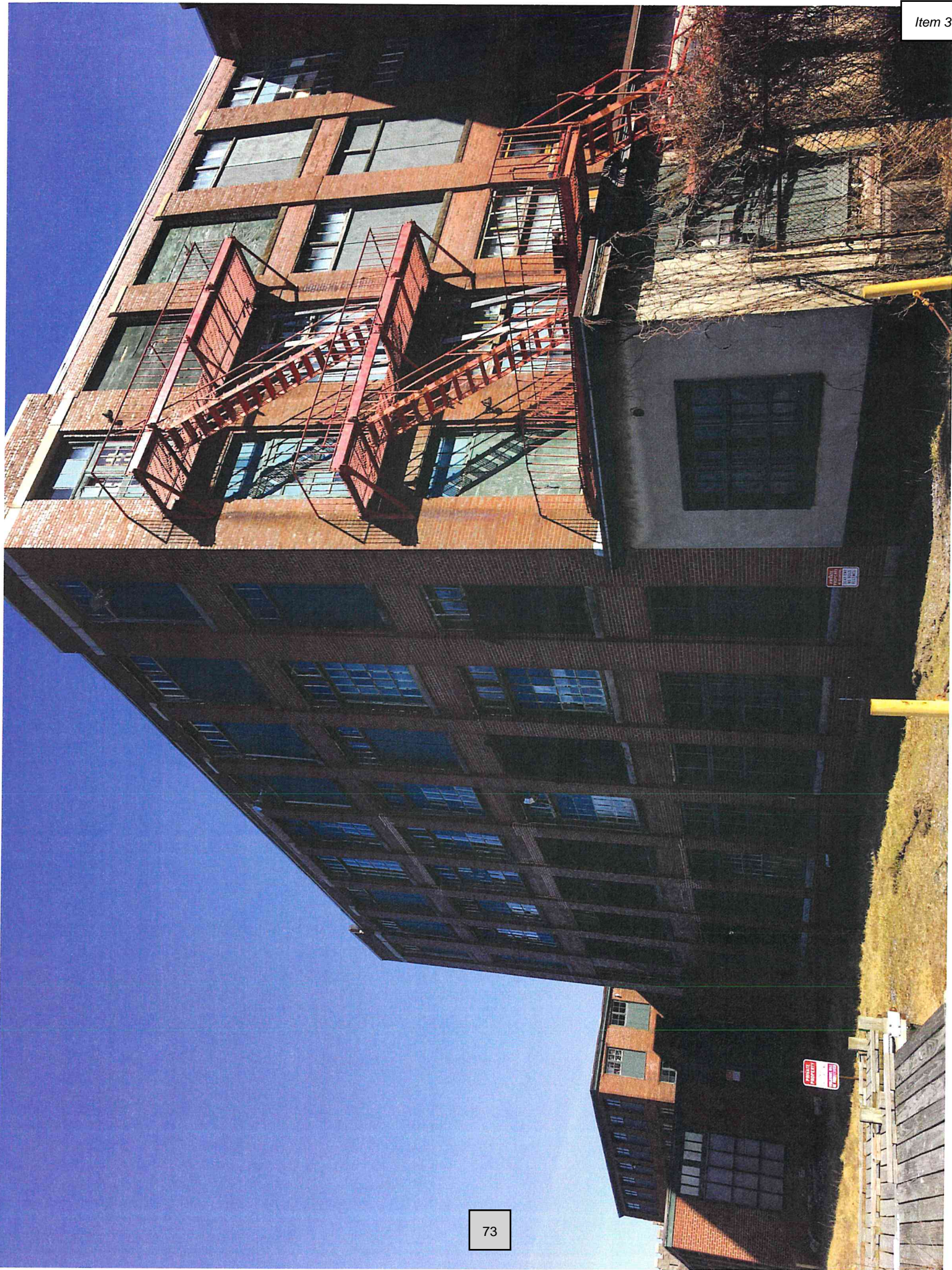
OVERALL PHOTOGRAPHS FROM STREET







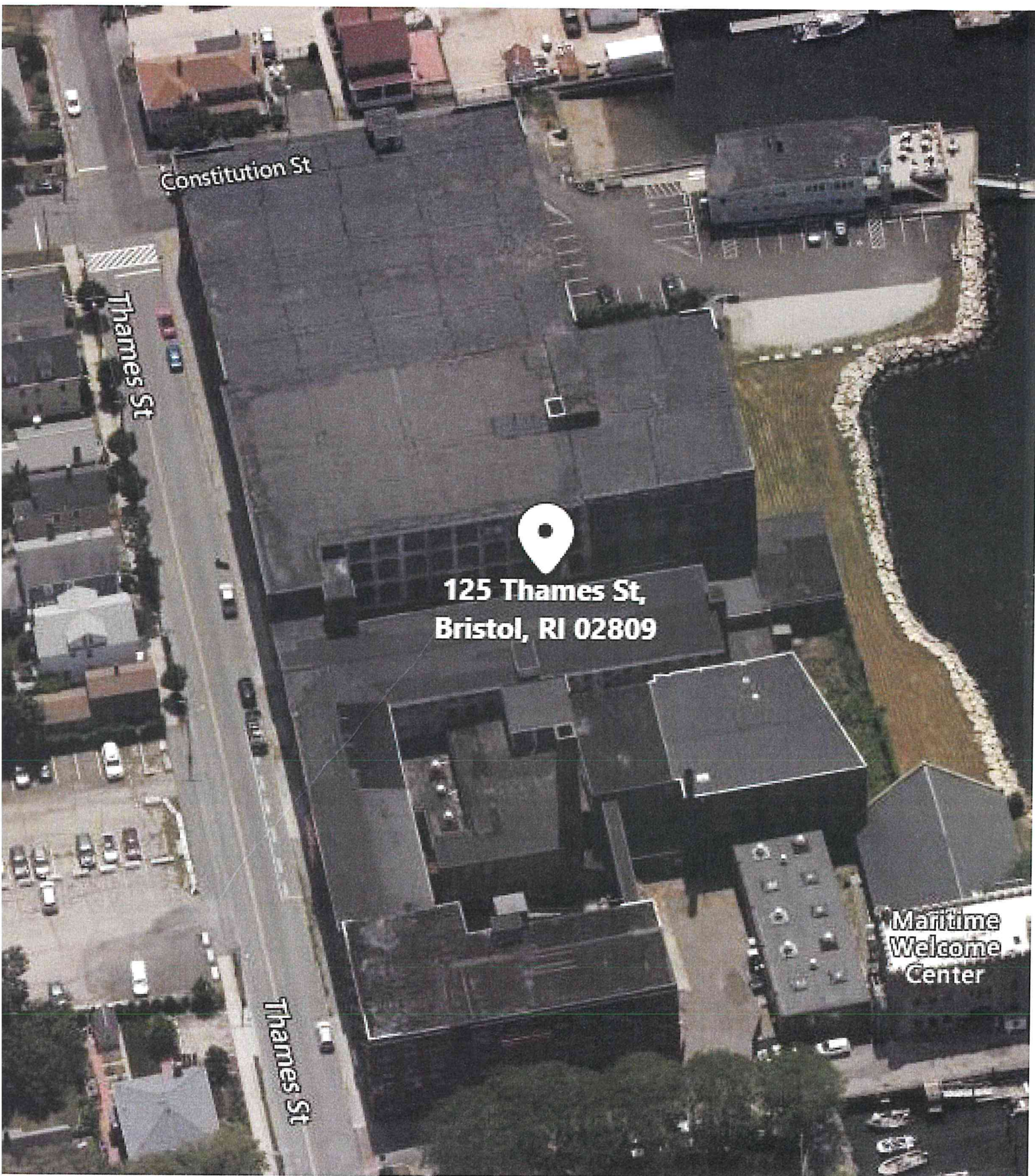




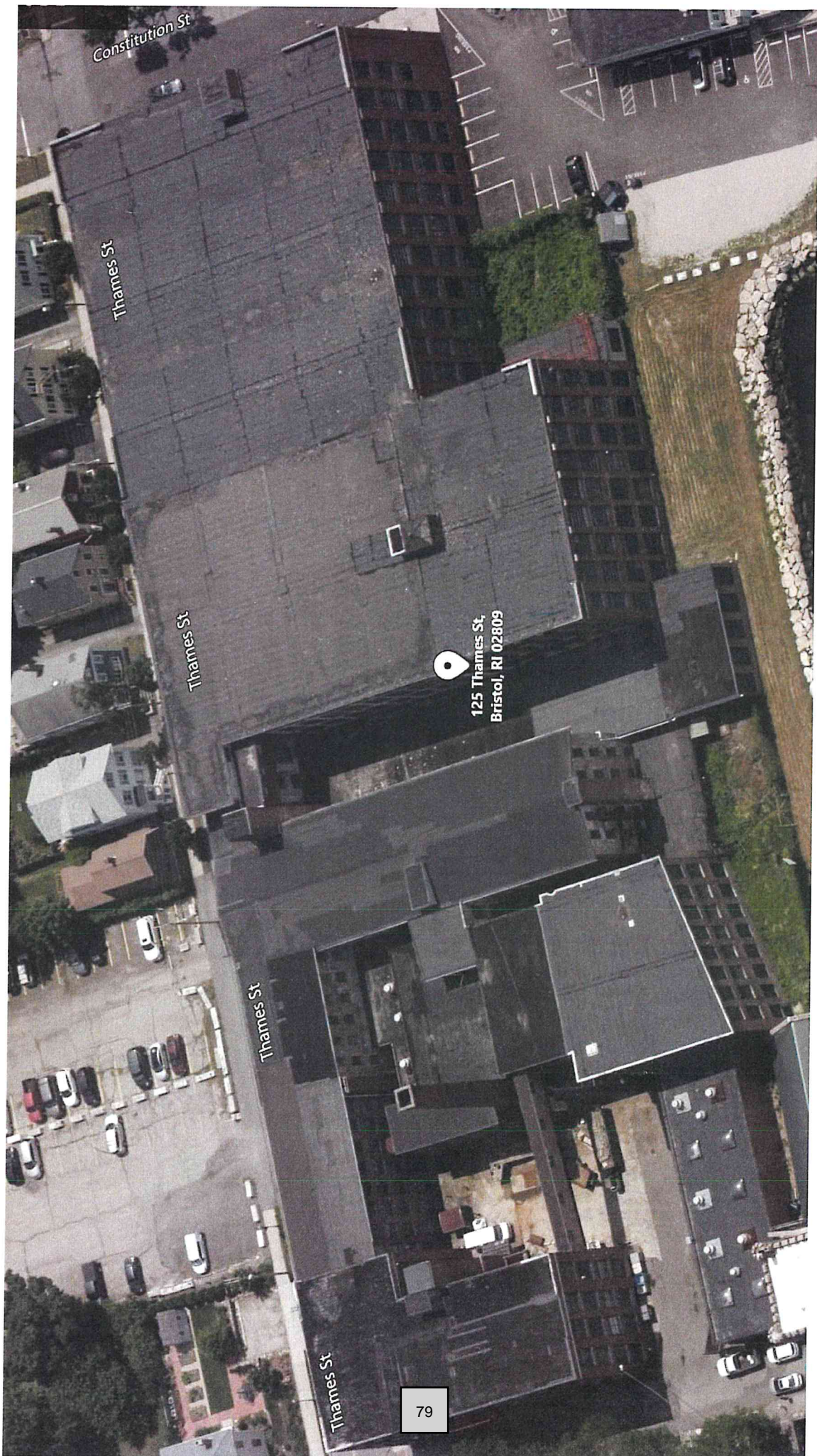
OVERALL PHOTOGRAPHS OF BUILDING







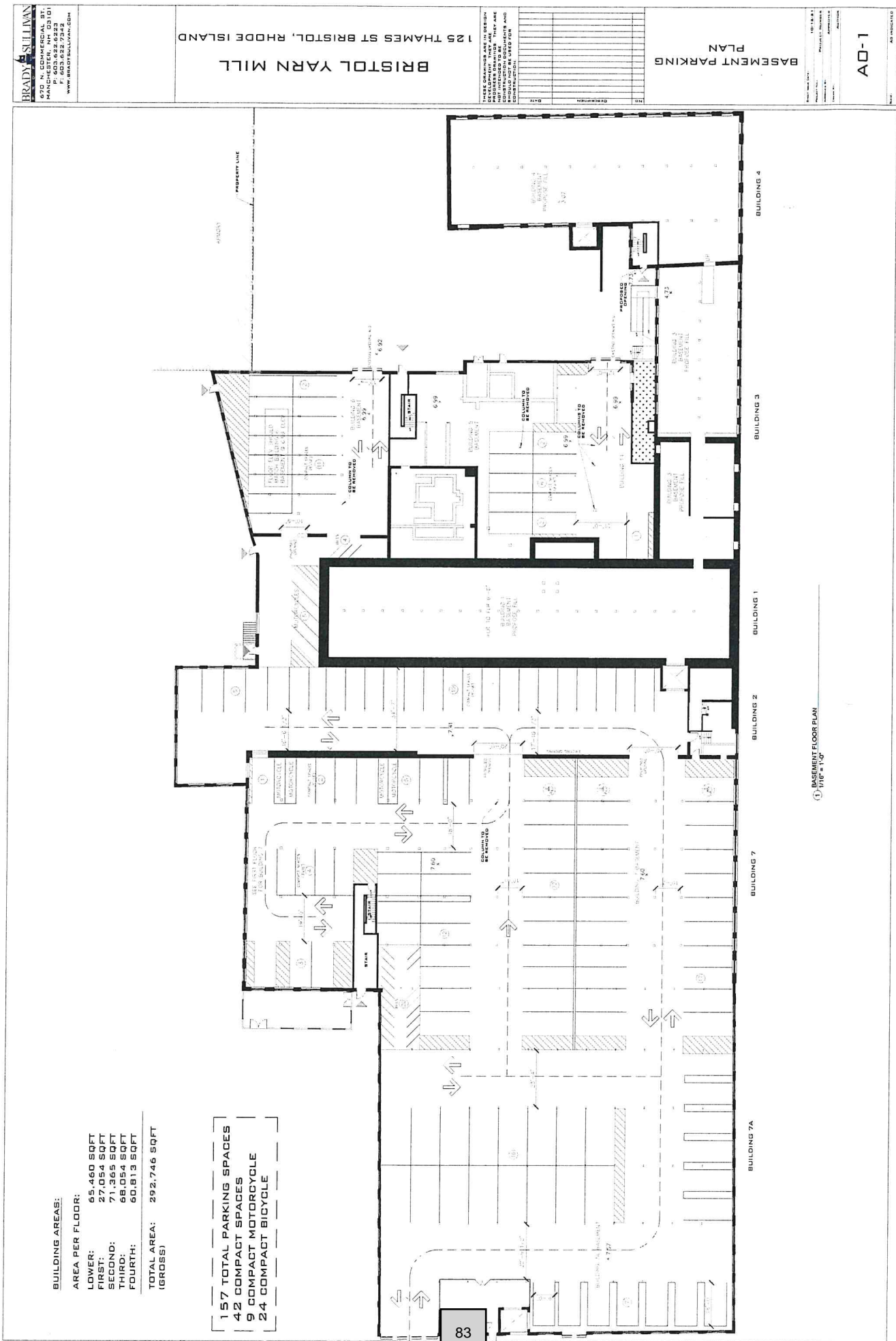






SITE PLAN

FLOOR PLANS



AD-2

BRADY SULLIVAN
670 N. COMMERCIAL ST.
MANCHESTER, NH 03101
P: 603.622.7342
WWW.BRADYSULLIVAN.COM

BRISTOL YARN MILL
125 THAMES ST BRISTOL, RHODE ISLAND

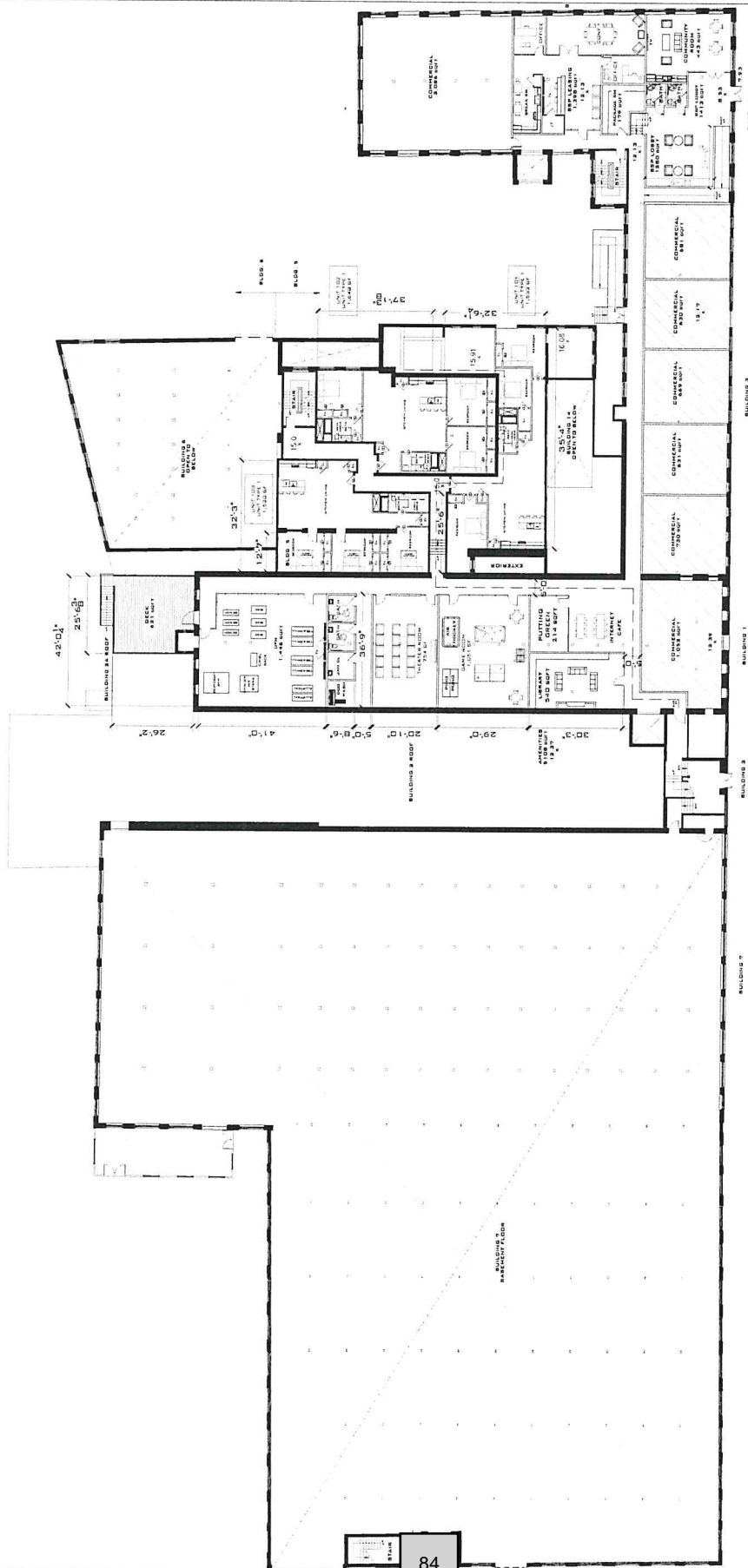
FIRST FLOOR PLAN

THESE DRAWINGS ARE A DESIGN
PREPARED BY BRADY SULLIVAN
ARCHITECTS. THEY ARE
NOT TO BE USED FOR ANY
OTHER PROJECT WITHOUT THE
WRITTEN PERMISSION OF
BRADY SULLIVAN ARCHITECTS.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ELEVATIONS	2018
2	PLAN	2018

① FIRST FLOOR PLAN
1/16" = 1'-0"

3 UNITS TOTAL



BRADY SULLIVAN
670 N. COMMERCIAL ST.
ANN ARBOR, MI 48106-1071
P: 603.622.6223
F: 603.622.7324
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BRISTOL YARN MILL
125 THAMES ST BRISTOL, RHODE ISLAND

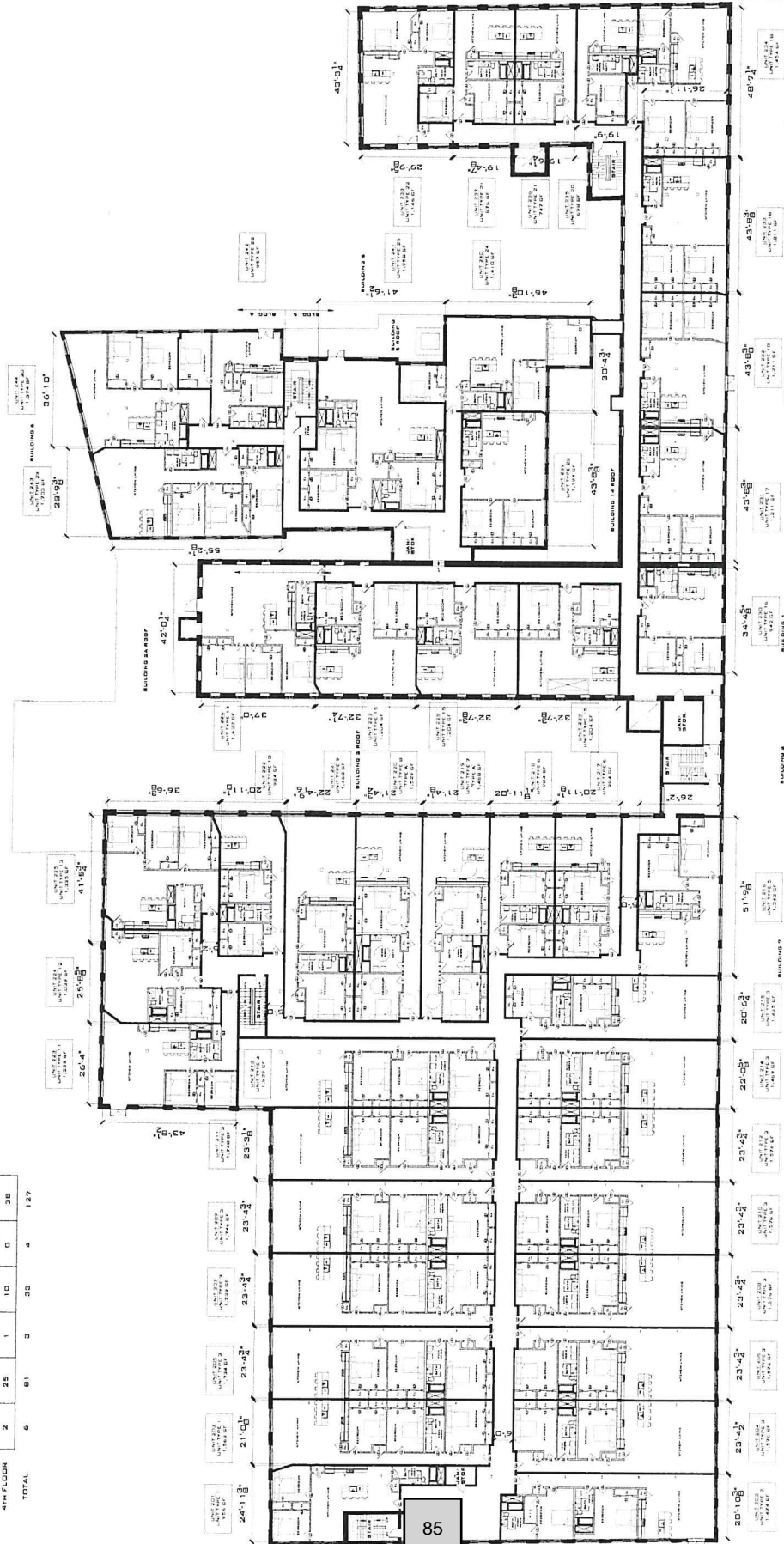
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SECOND FLOOR PLAN

AD-3

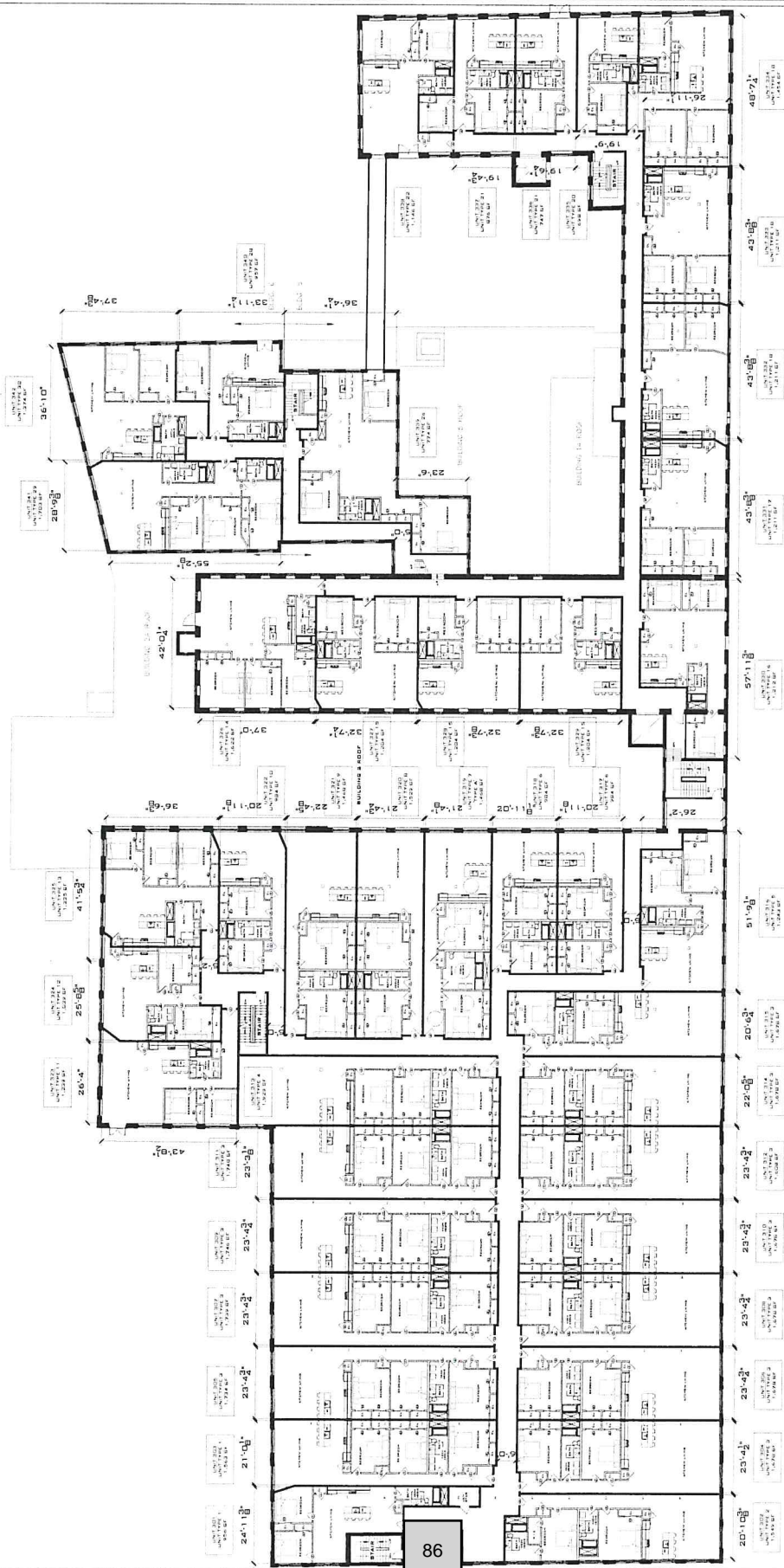
DATE: 08/11/2011
PROJECT: BRISTOL YARN MILL
DRAWN BY: J. SULLIVAN
CHECKED BY: J. SULLIVAN
APPROVED BY: J. SULLIVAN

	1 BED/ 1 BATH	2 BED/ 1 BATH	3 BED/ 2 BATH	3 BED/ 1 BATH	3 BED/ 2 BATH	TOTAL
1ST FLOOR	0	0	0	2	1	3
2ND FLOOR	2	29	1	10	2	44
3RD FLOOR	2	27	1	1	1	42
4TH FLOOR	2	25	1	10	0	38
TOTAL	6	81	3	33	4	127

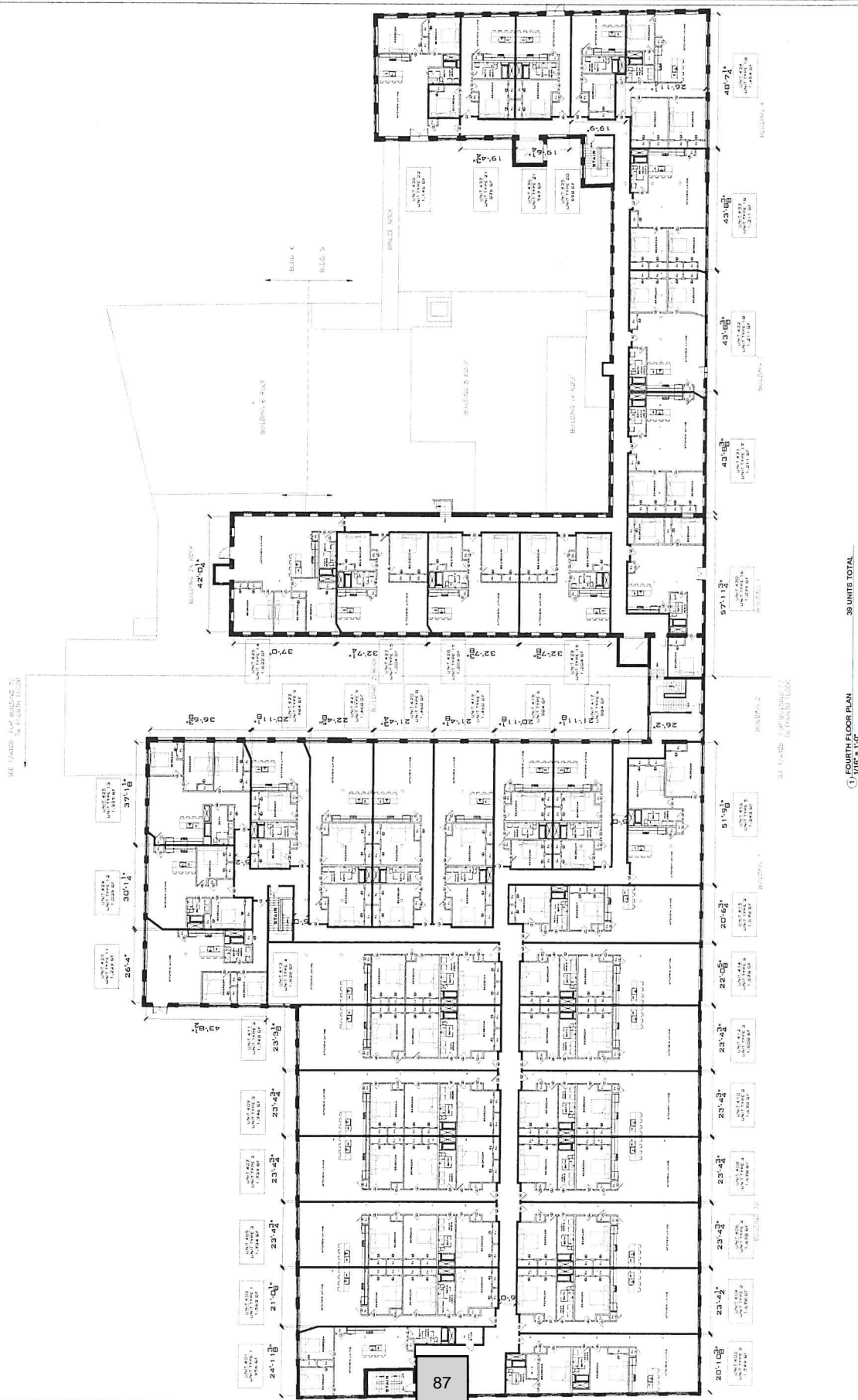


SECOND FLOOR PLAN
1/16" = 1'-0"

45 UNITS TOTAL

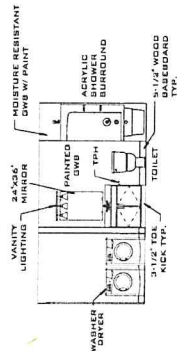


① THIRD FLOOR PLAN
1/16" = 1'-0"

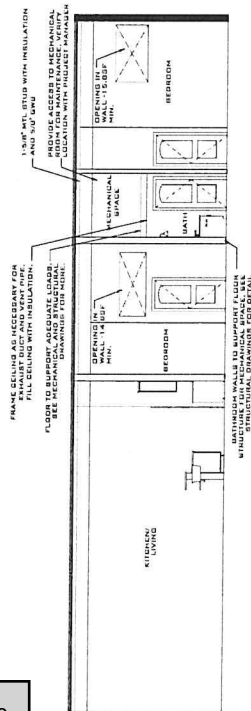


GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, REGULATIONS, ORDINANCES, AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

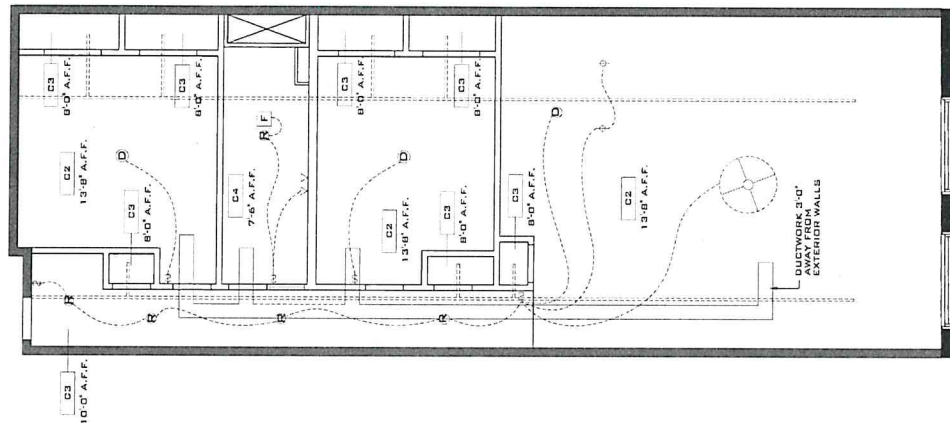


UNIT TYPE 3 BATH
1/4" = 1'-0"

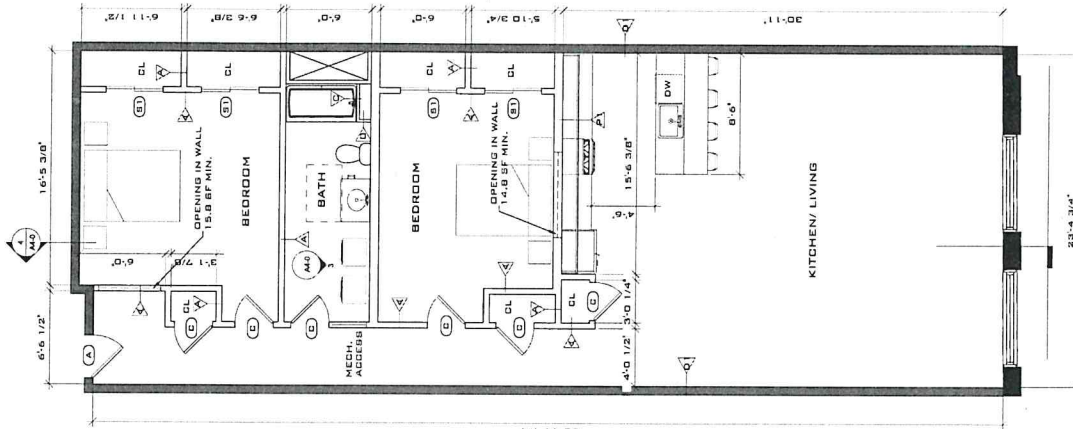


UNIT TYPE 3 SECTION
3/16" = 1'-0"

UNIT TYPE 3 AREA - 1,576 SF



ENLARGED UNIT TYPE 3 RCP
1/4" = 1'-0"



ENLARGED UNIT TYPE 3 PLAN
1/4" = 1'-0"

BRADY SULLIVAN
ARCHITECTS
1000 BRISTOL ST. 1ST FL.
BRISTOL, RI 02809
P: 401.333.5533
WWW.BRADYSULLIVAN.COM

BRISTOL YARN MILL
125 THAMES ST BRISTOL, RHODE ISLAND

ENLARGED
UNIT TYPE 3

A4-D

1/32" = 1'-0"

EXTERIOR ELEVATIONS







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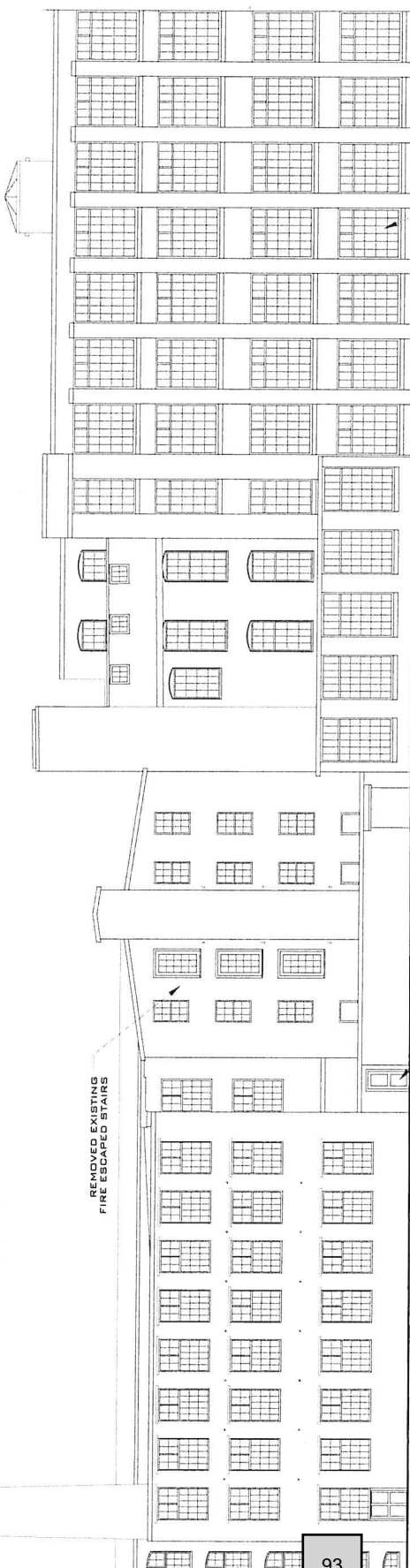
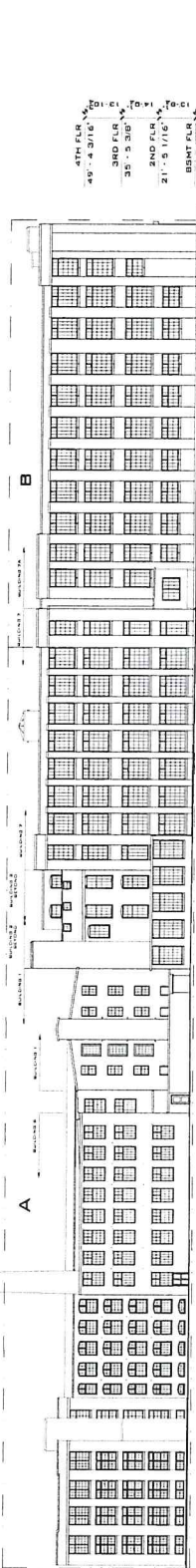
BRISTOL YARN MILL
 125 THAMES ST BRISTOL, RHODE ISLAND

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 MODIFIED OR REMOVED. THEY ARE
 NOT TO BE CONSIDERED FOR
 CONSTRUCTION OR FOR
 CONSTRUCTION AND FOR

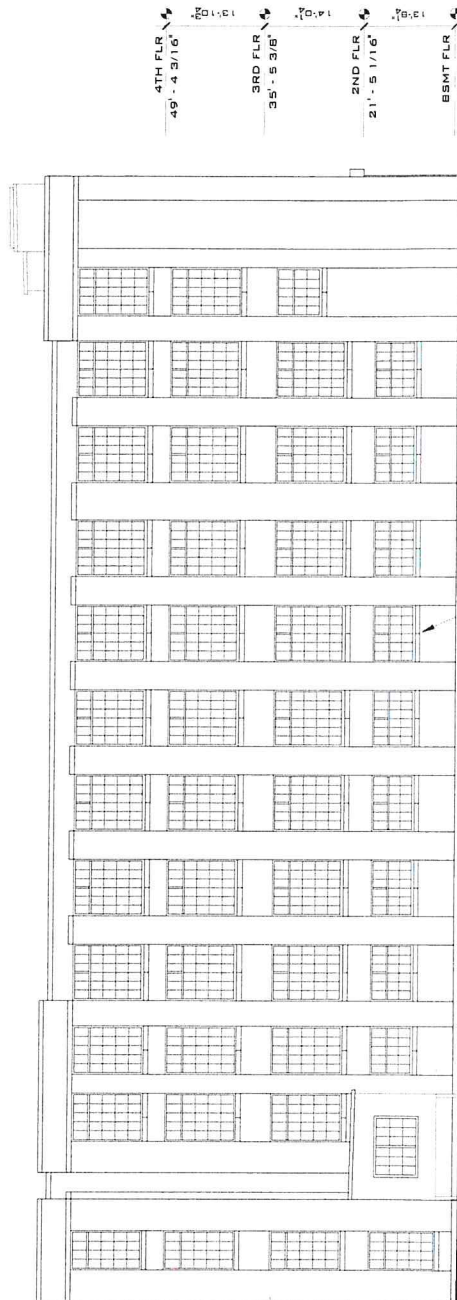
WEST ELEVATION

A0-B

DATE: 10/1/14
 PROJECT: BRISTOL YARN MILL
 DRAWING: WEST ELEVATION
 SCALE: 1/8" = 1'-0"



2 PARTIAL WEST ELEVATION - A
 1/8" = 1'-0"



3 PARTIAL WEST ELEVATION - B
 1/8" = 1'-0"

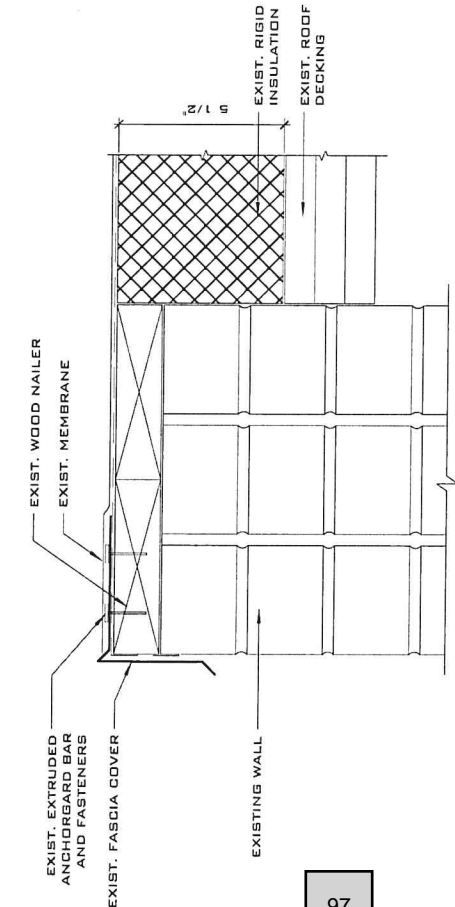
NEW REPLACEMENT
 WINDOWS TYP



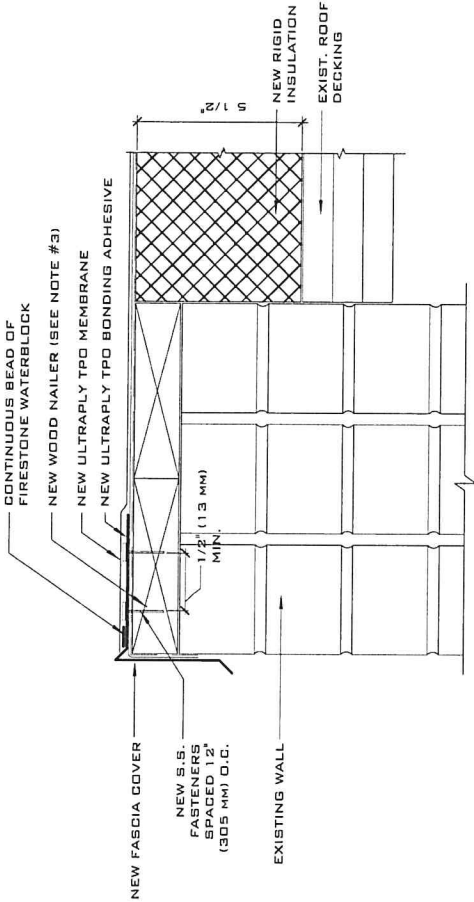
ROOF AND CANOPY DETAILS

NOTES:

- 1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
- 2. REFER TO TECHNICAL INFORMATION SHEETS FOR FASCIA SIZES, ACCESSORIES, AND FINISHES AVAILABLE.
- 3. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.



① EXISTING ROOF EDGE DETAIL
3" = 1'-0"



② PROPOSED ROOF EDGE DETAIL
3" = 1'-0"

No.	Description	Date

ROOF DETAILS

Project number	SK2-1
Date	1/15/23
Drawn by	Author
Checked by	Checker

Scale 3" = 1'-0"

BRADY SULLIVAN
670 N. COMMERCIAL ST.
HANDBURST, NH 03101
P: 603.622.7242
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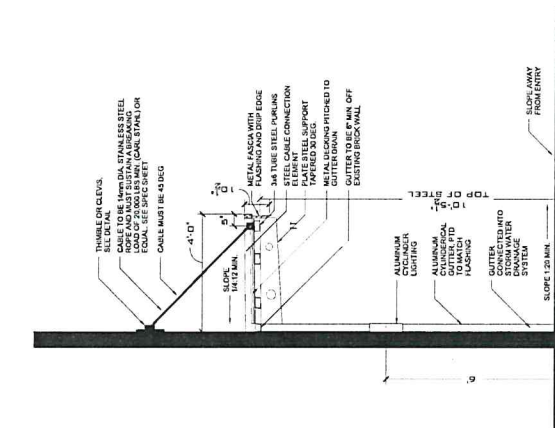
PACIFIC MILL BUILDING 6
300 CANAL STREET
LAWRENCE, MA 01840

PROPOSED LOWER
ENTRY CANOPY

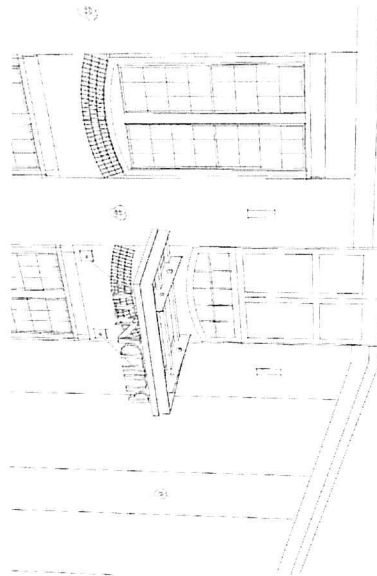
A1-1

PROJECT NAME	BRADYSULLIVAN
PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	

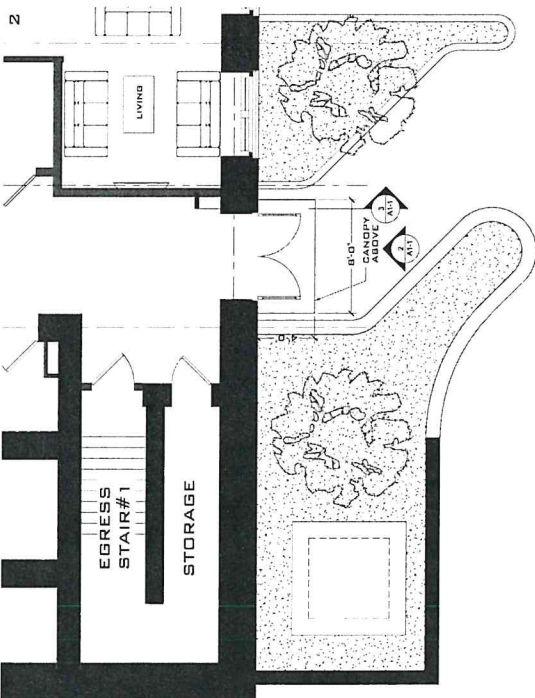
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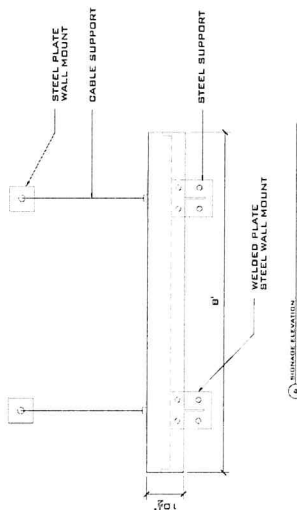
4. CANOPY WALL SECTION
1/2\"/>



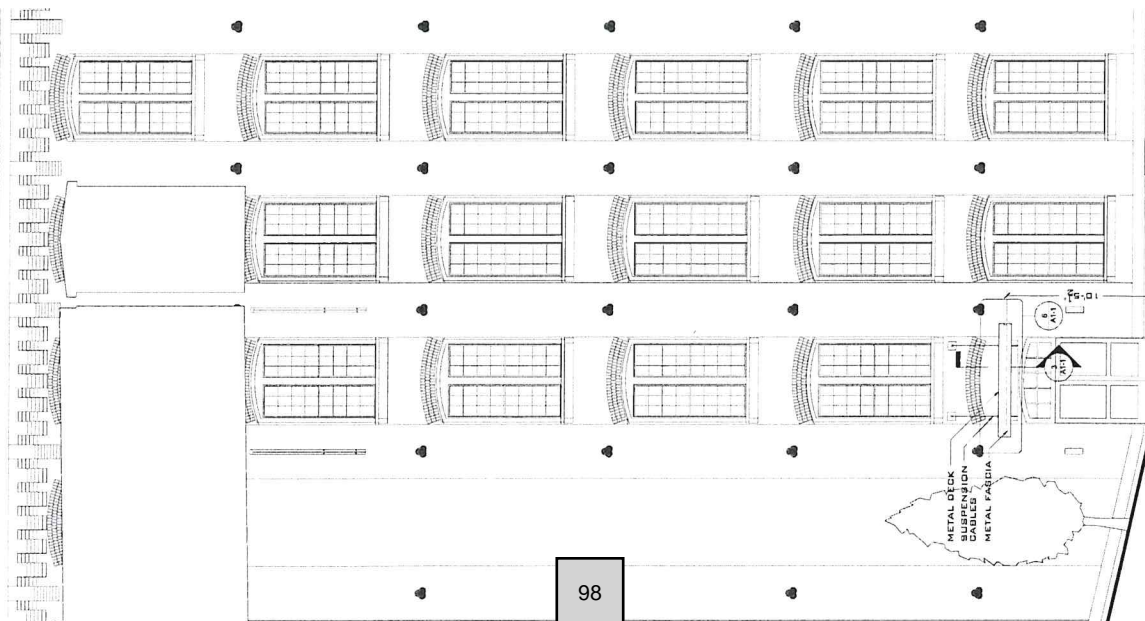
5. PERSPECTIVE VIEW



6. CANOPY LOCATION
1/4\"/>

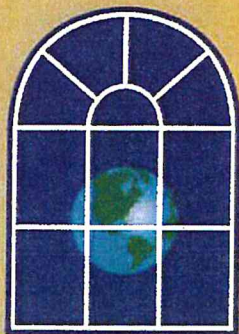


7. DRAINAGE ASSEMBLY
1/2\"/>



8. FRONT ELEVATION
1/4\"/>

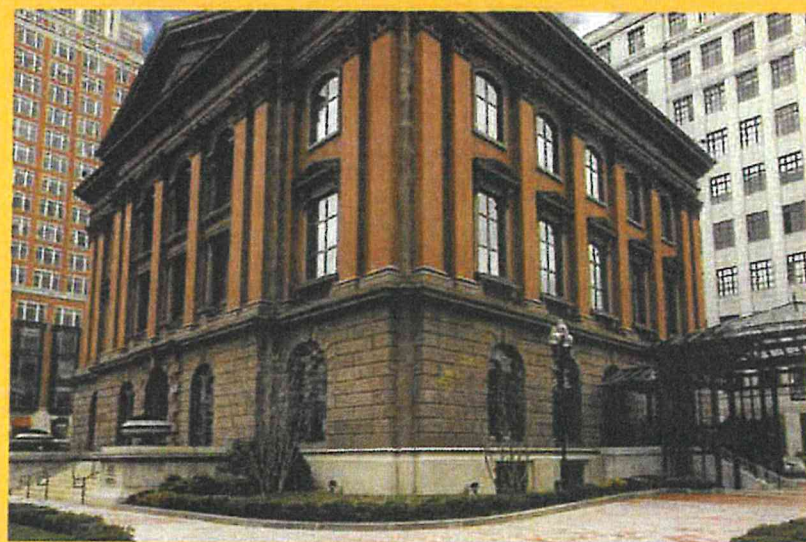
WINDOW DETAILS



SERIES 400

UNIVERSAL

Window and Door



A full line of products for Commercial,
Heavy Commercial, Institutional, Residential,
Architectural and Historic Applications



SERIES 400

Double Hung, Rated Heavy Commercial

Thermally Improved Prime Replacement Windows



Performance

DH CW-PG45 @ 56" x 91"
Fixed AW-PG90 @ 60" x 99"

Air Infiltration @ 1.57 psf: <.3 cf / min / ft 2

Water Resistance@ 12.11 psf: No Entry
Uniform Structural Load
67.67 psf@56"x91"DH.135psf@ 60" x 99"
FIXED

Operating Force: 45 lbs MAX.
Condensation Resistance Factor: 41

Options

Glass:

Low-E, Soft-Coat, Solar Control, Argon,
Tempered, Obscure, Wire or Spandrel

Balances:

Ultralift, Superlift, Block and Tackle

Wrapping Systems:

Exterior Panning Systems

Interior Trim Systems

Receptor Systems

Flange Frame

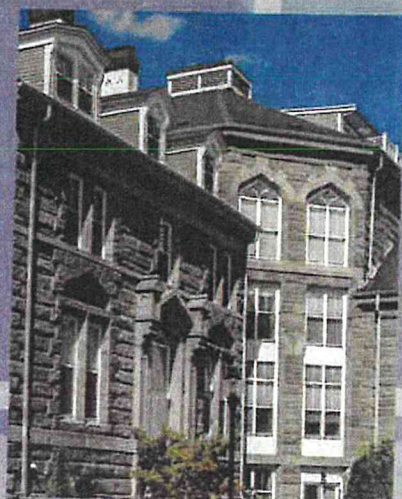
Head Expander and Sill Angle

Finishes:

Special finishes and custom architectural
finishes are available

Child Guard and Vandal Screens

Internal, External, Interior Grids



DETAILS

Utilizes complete Thermal Break Sash and Frame for optimal insulating value

Features 1" clear insulating glass made with Super Spacer[®], the world's only TrueWARM[®] edge technology

Deep double-step Hospital Sill provides superior ventilating and water performance

Marine Glazing protects glass edge and assures easy repair

Anti-Creep Lock on top sash creates stability for worry-free operation

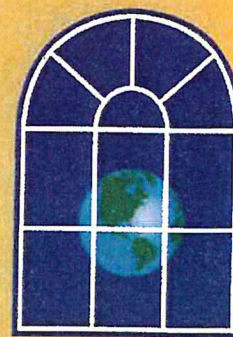
Auto Lock Sill available for added convenient security

Telescoping Sash Engineering provides optimum air and water protection

Special Tubular Sash Design gives added strength and long life

Class 5 ULTRA-LIFT[®] balances are available

Custodial Hardware assures safe operation (Ideal for schools and institutional use)



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Window and Door

HISTORIC CHARACTER. MODERN EFFICIENCY.

Specifications

General: All aluminum windows furnished as shown in the plans shall conform to the specifications in AAMA/WDMA/CSA 101/15.2/A440-11. They are furnished with all necessary hardware, trim and miscellaneous items as specified.

Material: Aluminum used is commercial quality 6063-T5 alloy with a minimum ultimate tensile strength of 22,000 psi, free of defects impairing strength and durability, and with standard wall tolerances as defined in the Architectural Aluminum Manufacturer's Association Master Specifications for aluminum windows. All members of the frame and sash shall be split and bridged with a continuous structural thermal break of high density, low conductivity urethane insulation cavity fill, with removal of the extrusion cavity bridging aluminum after curing.

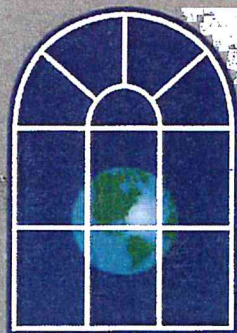
Construction and Operation: Windows are assembled to perform as herein specified, to assure a neat appearance and weather tight construction. All sash and frame members are firmly joined with mechanical joints using stainless steel screws into integral screw ports. Each frame corner joint is secured with two screws. Sash corner joints are telescoped for rigidity and appearance. Meeting rails have mechanical interlocks, and the horizontal rails of the upper and lower sashes have extruded handles for operating the sashes. When windows are not being expressly used for ventilation, they must be fully closed and locked. Failure to do so may result in personal injury or damage to property. All sashes are tilt type for easy cleaning. Top sashes have "Anti-Creep" latches.

Glazing: Sashes are glazed with 1" sealed insulated glass, using "Float Glass" quality, and constructed to allow field replacement of glazing material. Glazing is "Marine" type wrap around vinyl gasket, without the use of removable beads or glazing compound. All insulated glass conforms to, and is in compliance with, ASTM E 773-83 AN E 744-74A- Class CBA.

Spacer: Quanex Super Spacer[®] contains NO-Metal and is one of the most thermally efficient IG spacers available today. Super Spacer[®] reduces sealant stress while improving heat flow resistance, glass surface temperature, condensation resistance and sound absorption. Super Spacer[®] is the only polymer foam, NO-Metal warm edge spacer.

Finish: The exposed surfaces of all aluminum members shall be clean and free of serious blemishes, scratches or tool marks. Standard finish is electrostatically applied acrylic enamel with a 5-stage clear coat under-coating conforming to AAMA 603.8 standard. Standard colors are white, black, bronze, green and beige (see color chart). Other specified finishes may be available at additional cost.

Hardware: All fasteners, screws and other miscellaneous devices shall be of non-corrosive material compatible with aluminum.



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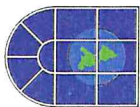
You benefit from the personalized service, advantageous pricing and prompt delivery that derives from a flexible, manageable and enthusiastic company... one committed to exacting quality, whether for multi-building quantities or the small historic application

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We look forward to impressing you.

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AND DOOR, LLC.**
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Marlborough, MA 01752
800-633-0108 508-481-2850
www.universalwindow.com

BRADY-SULLIVAN

LOFTS 34
45 FRANKLIN ST.
NASHUA, NH

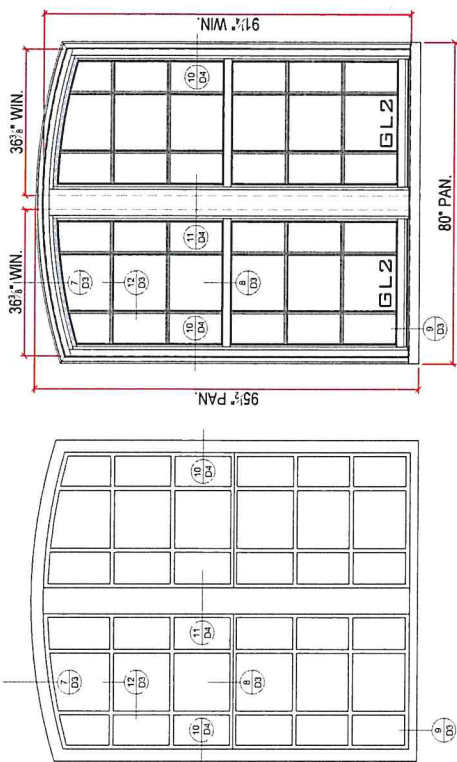
8/15/2016
DATE OF ISSUE
11:22 AM

WINDOW ELEVATIONS
DESCRIPTION
130
SCALE
LOFTS 34, 45 FRANKLIN ST
PROJECT
3000 LOFTS 34, 45 FRANKLIN ST, CAMBRIDGE
MA 02140

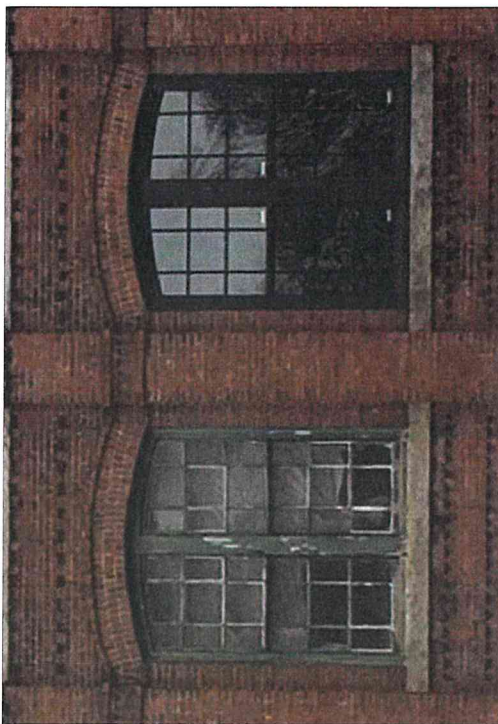
TIAGOO

DRAWING NUMBER

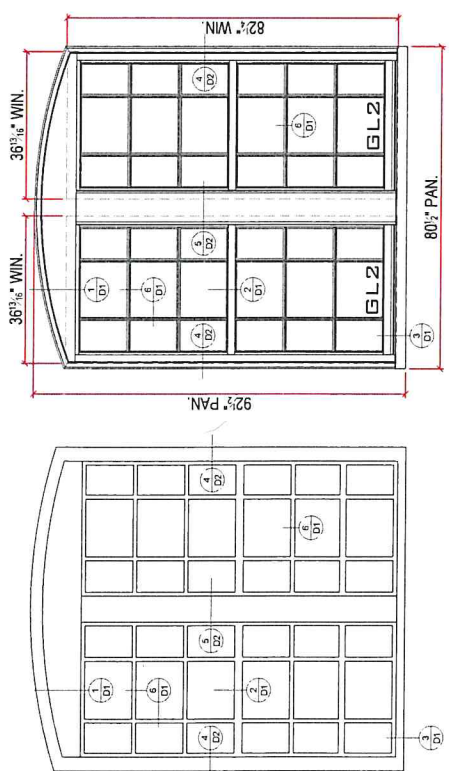
13



PROPOSED TYPE A



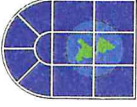
PROPOSED TYPE A

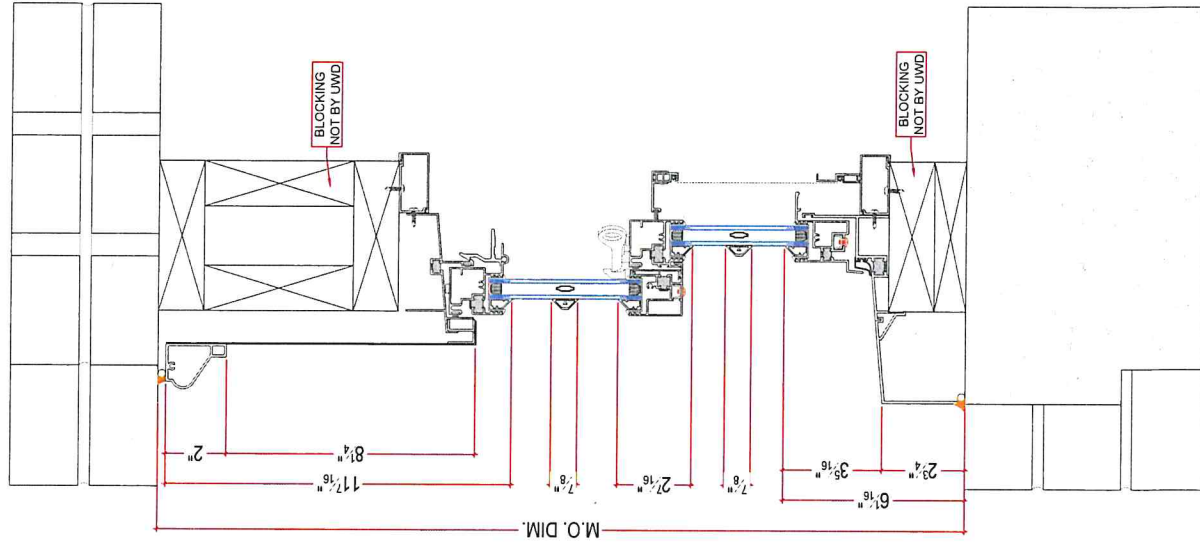


PROPOSED TYPE A1



PROPOSED TYPE A1

 <p>UNIVERSAL WINDOW AND DOOR, LLC. 300 Mechanics Street Nashua, NH 03063 800.633.0108 508.481.2650 WWW.UNIVERSALWINDOW.COM</p>	<p>CUSTOMER BRADY-SULLIVAN</p>	<p>PROJECT LOFTS 34 45 FRANKLIN ST NASHUA, NH</p>	<p>REVISIONS/ISSUE</p> <table border="1"> <tr><td>5</td></tr> <tr><td>4</td></tr> <tr><td>3</td></tr> <tr><td>2</td></tr> <tr><td>1</td></tr> </table>	5	4	3	2	1	<p>NO. DATE: 8/15/2016</p>	<p>DATE OF ISSUE 8/15/2016</p>	<p>TIME OF ISSUE 11:23 AM</p>	<p>DETAILS SCALE: 1/4"</p>	<p>PROJECT: LOFTS 34, 45 FRANKLIN ST DRAWN BY: J. SULLIVAN CHECKED BY: J. SULLIVAN DATE: 8/15/2016</p>	<p>DRAWING NUMBER D1</p>
				5										
4														
3														
2														
1														
<p>DATE OF ISSUE 8/15/2016</p>	<p>TIME OF ISSUE 11:23 AM</p>	<p>SCALE: 1/4"</p>	<p>PROJECT: LOFTS 34, 45 FRANKLIN ST DRAWN BY: J. SULLIVAN CHECKED BY: J. SULLIVAN DATE: 8/15/2016</p>											



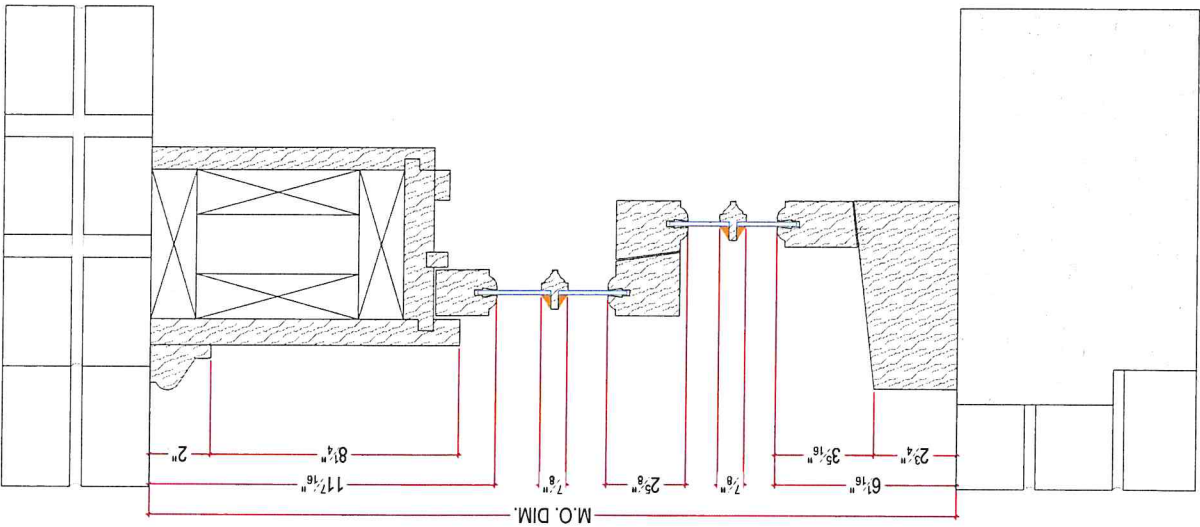
1
DH HEAD

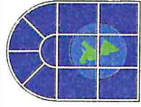
6
MUNTIN

2
DH MR

6
MUNTIN

3
DH SILL





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Nashua, NH 03060
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CUSTOMER
BRADY-SULLIVAN

PROJECT
LOFTS 34
45 FRANKLIN ST.
NASHUA, NH

REVISIONS/ISSUE

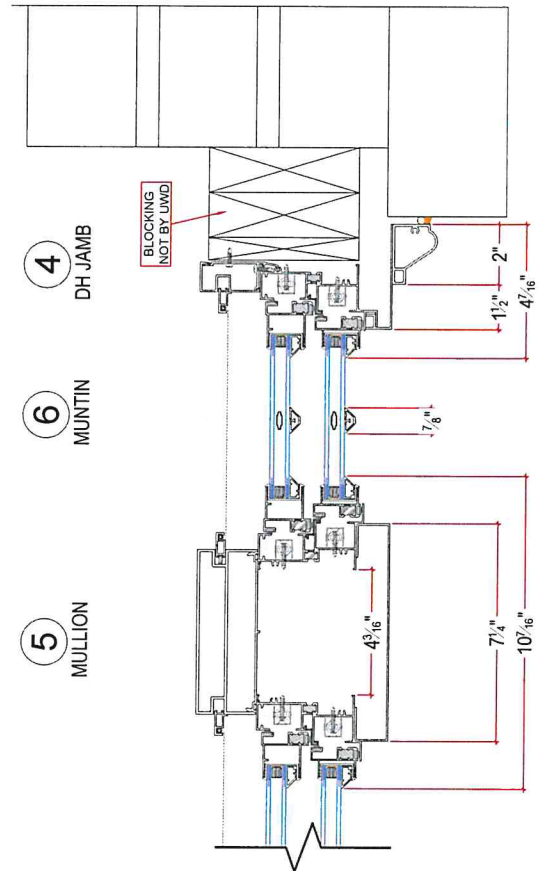
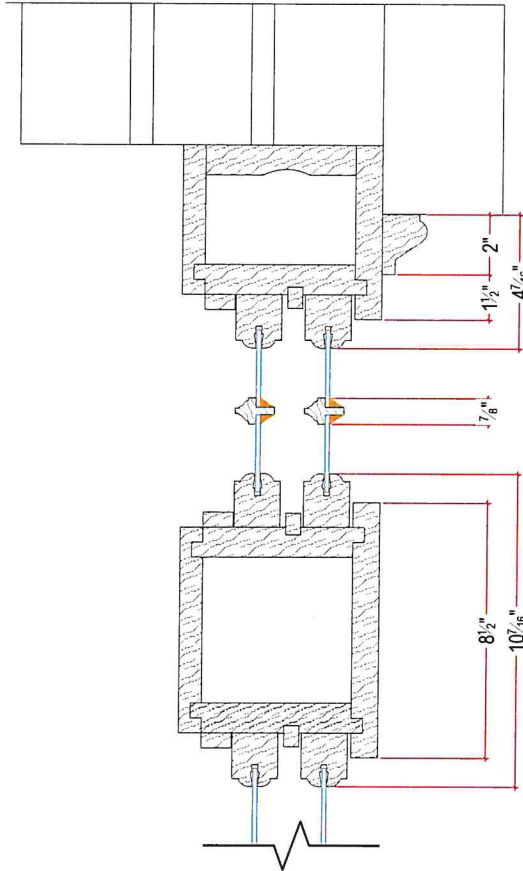
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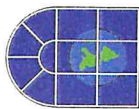
8/15/2016
DATE OF ISSUE
11:23 AM
TIME OF ISSUE

DETAILS
14
ACCT
LOFTS 34 45 FRANKLIN ST.
NASHUA, NH 03060
PROJECT NO. 14-0000000000000000
FILE NAME T14G00
SCALE 1/4"

DRAWING NUMBER

D2





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AND DOOR, LLC.
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Nashua, NH 03060
800-451-1111
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CUSTOMER
BRADY-SULLIVAN

PROJECT
LOFTS 34
45 FRANKLIN ST.
NASHUA, NH

REVISIONS/ISSUE

NO. DATE:
1.
2.
3.
4.
5.
6.

8/15/2016
DATE OF ISSUE
11:23 AM
TIME OF ISSUE

DETAILS
DESCRIPTION

SCALE

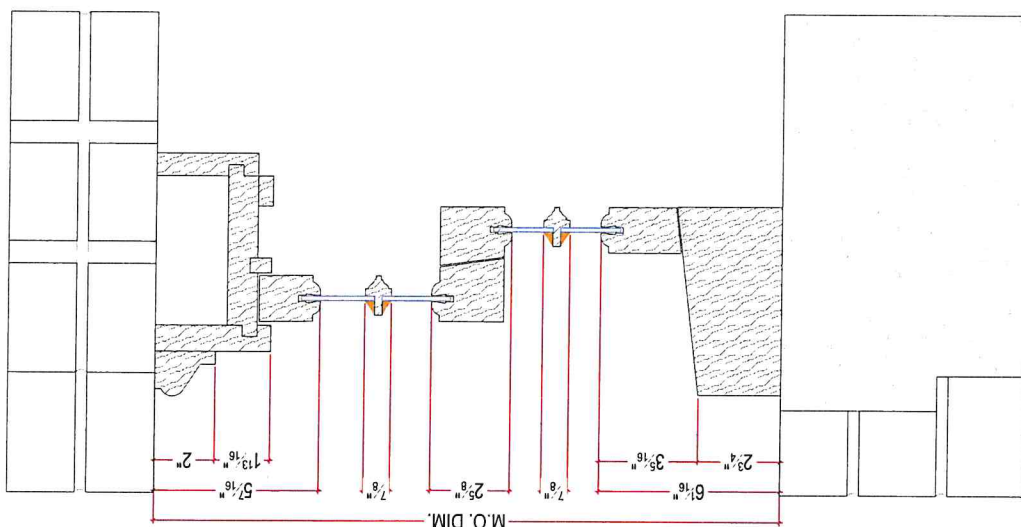
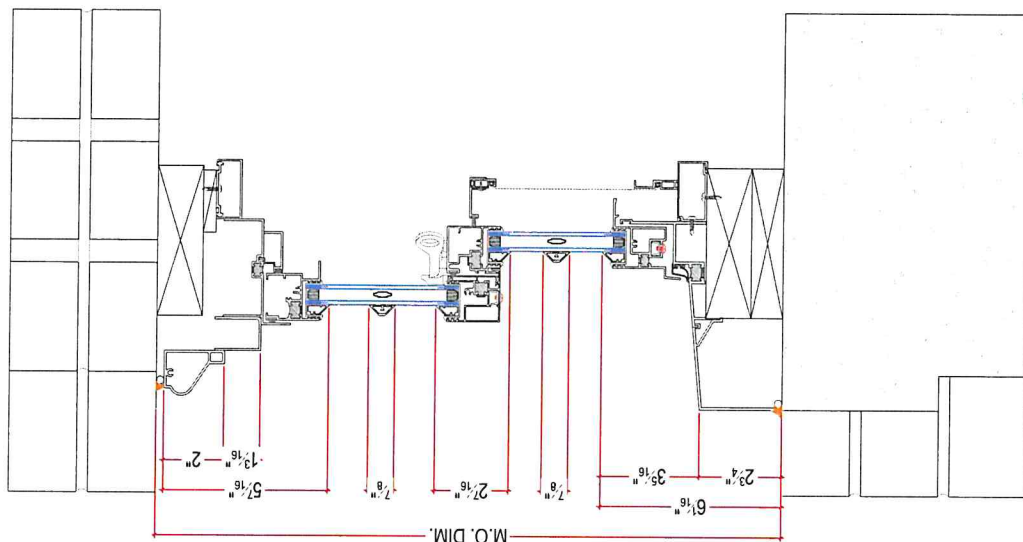
LOFTS 34, 45 FRANKLIN ST.
NASHUA, NH 03060
PROJECT NO. 15-000000
FILE NAME

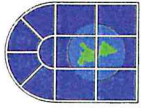
DRAWN BY

TRACCO

DRAWING NUMBER

D3





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AND DOOR, LLC.
430 Main Street
Methuen, MA 01842
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www.universalwindow.com

CUSTOMER
BRADY-SULLIVAN

PROJECT
LOFTS 34
45 FRANKLIN ST.
NASHUA, NH

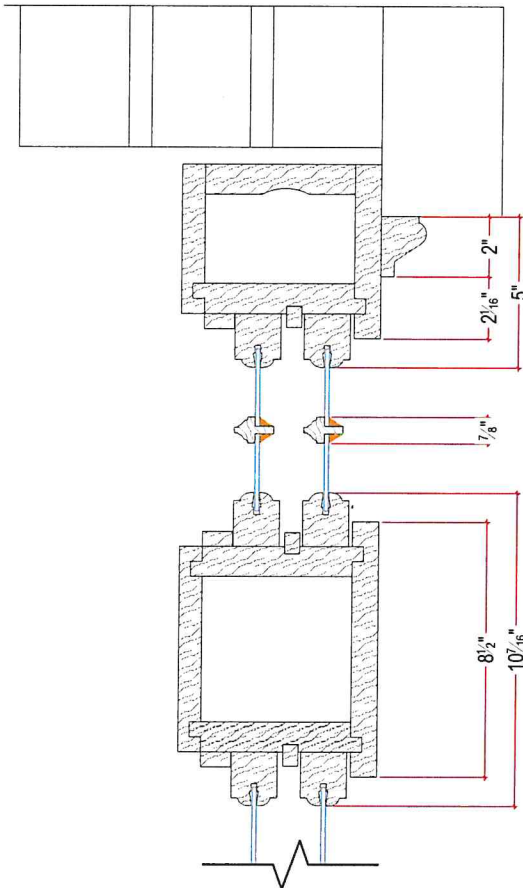
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DATE OF ISSUE
11:23 AM
TIME OF ISSUE

WINDOW ELEVATIONS
14
4242
4242 S. S. FRANKLIN ST.
NASHUA, NH 03063
FILE NAME: TIAGOO
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
D4



⑩
DH JAMB

⑫
MUNTIN

⑪
MULLION

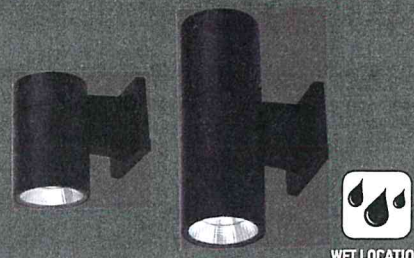
LIGHTING SPECIFICATIONS

OSTWIN

LED OUTDOOR WALL LIGHT CYLINDER

LCL-01RW series

LED Outdoor Wall Cylinder UP/Down Light with modern design perfectly matches the exterior of any home. This energy efficient fixture made of Die-casting Aluminum body with protecting Glass lens, creates a clear and bright lighting. Suitable for wet locations. The direction of lights keeps them out of neighbors' windows, at the same time perfectly illuminating the around area. Suitable for patio, porch, corridor, backyard, garage, garden, walkway outdoor lighting. Easy and fast installation, no bulb replacement required.



Finish: Bronze Black White Stainless Steel

ORDERING MATRIX:

Family	Light Direction	Standard Dimming	Watts	CCT	Finish
OLCL-01RW	X	N	XX	XX	XX
LED Outdoor Wall Light	1	Non-dimmable	9 = 9 W	30 = 3,000 K	BK = Black
Cylinder LCL-01RW series	2		18 = 18 W	40 = 4,000 K	BZ = Bronze
				50 = 5,000 K	WH = White
					SS = Stainless Steel

ORDERING INFORMATION:

Model	Light Direction	Watts	Lumens	CCT	Dimensions (LxWxH)	UPC	Pcs in carton	GTIN 14 for carton
OW-OLCL-01RW-1N930-BK	1	9 W	735 lm	3,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951024993	8	10819951024990
OW-OLCL-01RW-1N950-BK	1	9 W	735 lm	5,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025013	8	10819951025010
OW-OLCL-01RW-1N930-BZ	1	9 W	735 lm	3,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025020	8	10819951025027
OW-OLCL-01RW-1N950-BZ	1	9 W	735 lm	5,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025044	8	10819951025041
OW-OLCL-01RW-1N930-WH	1	9 W	735 lm	3,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025839	8	10819951025836
OW-OLCL-01RW-1N950-WH	1	9 W	735 lm	5,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951025853	8	10819951025850
OW-OLCL-01RW-1N930-SS	1	9 W	735 lm	3,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951027734	8	10819951027731
OW-OLCL-01RW-1N950-SS	1	9 W	735 lm	5,000 K	7 1/8" x 4 1/2" x 6 5/8"	819951027741	8	10819951027748
OW-OLCL-01RW-2N1830-BK	2	18 W	1,482 lm	3,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025051	6	10819951025058
OW-OLCL-01RW-2N1840-BK	2	18 W	1,482 lm	4,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025068	6	10819951025065
OW-OLCL-01RW-2N1850-BK	2	18 W	1,482 lm	5,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025075	6	10819951025072
OW-OLCL-01RW-2N1830-BZ	2	18 W	1,482 lm	3,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025082	6	10819951025089
OW-OLCL-01RW-2N1840-BZ	2	18 W	1,482 lm	4,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025099	6	10819951025096
OW-OLCL-01RW-2N1850-BZ	2	18 W	1,482 lm	5,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025105	6	10819951025102
OW-OLCL-01RW-2N1830-WH	2	18 W	1,482 lm	3,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025860	6	10819951025867
OW-OLCL-01RW-2N1850-WH	2	18 W	1,482 lm	5,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951025884	6	10819951025881
OW-OLCL-01RW-2N1830-SS	2	18 W	1,482 lm	3,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951027758	6	10819951027755
OW-OLCL-01RW-2N1850-SS	2	18 W	1,482 lm	5,000 K	7 1/8" x 4 1/2" x 11 13/16"	819951027765	6	10819951027762

OSTWIN LIGHTING, LLC

E-mail: info@ostwin.com | Website: www.ostwin.com

OSTWIN

LED OUTDOOR WALL LIGHT CYLINDER

LCL-01RW series

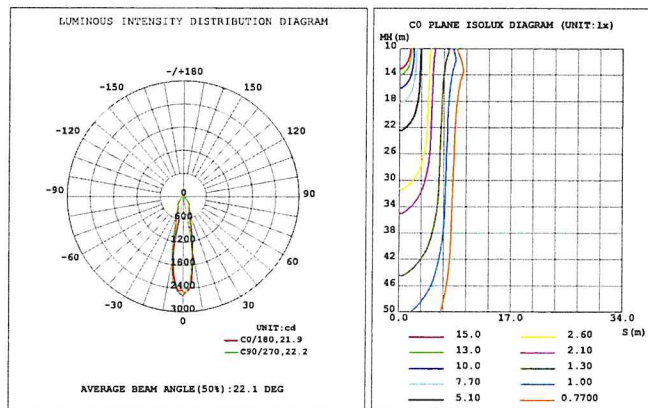
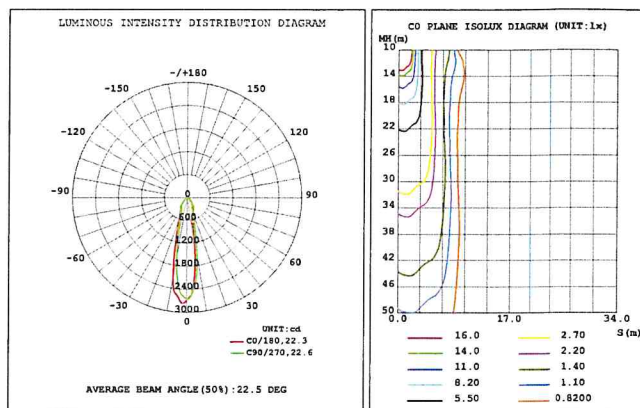
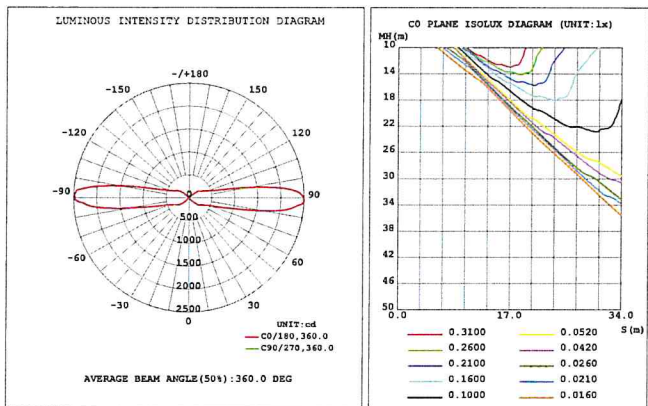
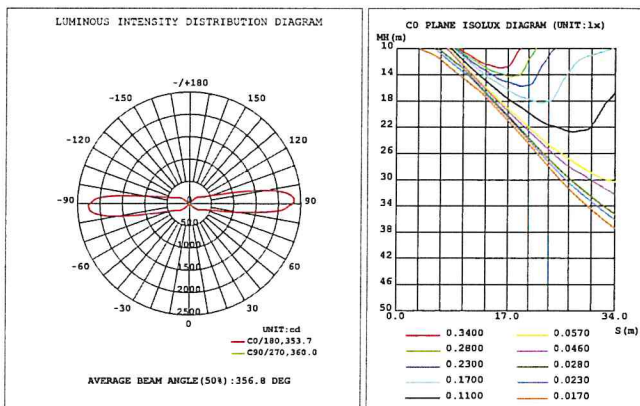
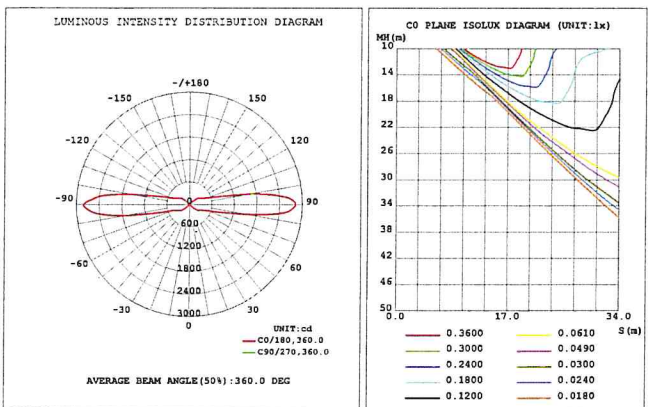
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	OW-OLCL-01RW-1N930-BZ		OW-OLCL-01RW-2N1850-BK	
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	OW-OLCL-01RW-1N950-WH		OW-OLCL-01RW-2N1850-BZ	
	OW-OLCL-01RW-1N930-SS		OW-OLCL-01RW-2N1830-WH	
	OW-OLCL-01RW-1N950-SS		OW-OLCL-01RW-2N1850-WH	
			OW-OLCL-01RW-2N1830-SS	
			OW-OLCL-01RW-2N1850-SS	
Construction & Materials				
Diffuser		Glass		
Housing		Die-casting Aluminium		
Finish		Bronze, Black, White, Stainless Steel		
Weight		1.76 lbs (0.80 kg)	2.87 lbs (1.30 kg)	
Environmental System				
Work Environment		Suitable for Wet Location, IP65		
Operating Temperature		-13°F to 113°F (-25°C to 45°C)		
L-70 Life		> 25,000 hrs		
Optical System				
Luminous Flux	3,000 K	735 lm	1,482 lm	
	5,000 K			
Color Temperature		3,000 K, 4,000K, 5,000 K		
CRI		80		
Electrical System				
Input Voltage		120V AC 60 Hz		
Max input current		0,083 A	0,166 A	
Off State Power		0 W		
Power Consumption		9 W	18 W	
Power Factor		≥ 0.9		
Max output current		64 mA	128 mA	
Regular and Voluntary Certifications				
5-year limited warranty				
cETLus listed				
Energy Star listed				

OSTWIN

LED OUTDOOR WALL LIGHT CYLINDER

LCL-01RW series

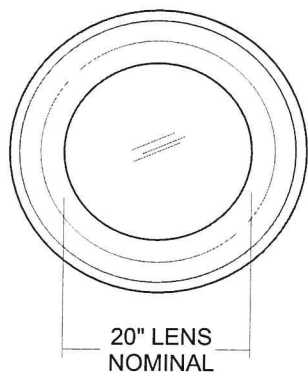
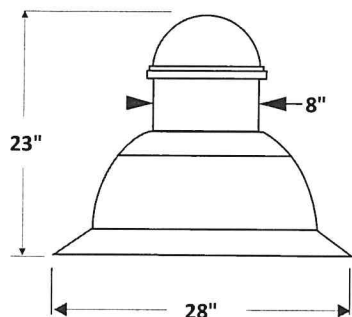
9W 3,000K

9W 5,000K

18W 3,000K

18W 4,000K

18W 5,000 K




227 WILKINSON RD. BRAMPTON, ON. CANADA | WWW.SOLERACORP.COM
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Exterior doors

APL post top is made of one piece aluminum ballast housing and heavy gauge spun aluminum hood with beaded edge. All hardware is stainless steel material. The reflector hood is permanently silicone sealed to housing. The door frame is hinged to the ring and used with capture fasteners for maintenance. The tempered glass is held in door frame with suitable silicone gasket.



POLE MOUNT

LAMPING:

84W LED High Power LED's with 50,000 (max) hr life span at 70% lumen maintenance.

Temperatures available:

- CW - Cool White (Approx 10,920lm @350mA)
- NW - Neutral White (Approx 10,040lm @350mA)
- WW - Warm White (Approx 9,240lm @350mA)

400HPS High Pressure Sodium (max)

450MH-PS Metal Halide - Pulse Start (max)

400MH Metal Halide (max)

ELECTRICAL:

Select from 120V, 277V, 347V (consult Solera for additional voltages) Magnetic Ballast is standard on most HID lamps. For electronic ballast specify ELB after the lamp option. Electronic Ballast is standard on all LED, CFL, BIAx and Fluorescent lamps.

LENS/SHIELDING:

E Enclosed clear flat tempered glass lens

SAG Sag glass lens (Convex)

PD Opal Polycarbonate Dome

LMD Lumidome, Acrylic Dome (Generates an up light glow for added visual interest.)

OPTICS:

PRV Prismatic Reflector, TYPE V

SMIII Segmented Reflector, TYPE III

SMV Segmented Reflector, TYPE V

HFIII Hydroform Reflector, TYPE III

SM96 Segmented 96 Reflector

MOUNTING:

Standard APL post top mounts with slip fitter over 3"Ø x 5" High Tenon/Pole

PT4 Mounts over 4"Ø x 5" High Tenon/Pole

GN Gooseneck Arm

YM Yoke Mounted

ER1 Mounts directly to Pole with ER1 straight arm

ER3 Mounts directly to Pole with ER3 straight arm

DR Decorative aluminum side arm

WM Wall Mounted

OPTIONS:

ELB Electronic HID ballast

PCR Photocell Receptacle

TP Tamperproof Hardware

PC Button Style Photocell

SF Single Fuse

ELO Edge Acrylic Glitter Ring

DF Double Fuse

DCA Designer Double Curve Arm

D Deeper Bell

LO Non-Illuminated Neck Louvers

LOL Illuminated Neck Louvers

FINISH:

Electrostatically applied, thermally cured polyester powder coated paint:

BL Minitex Black

WH Minitex White

BZ Minitex Bronze

SG Silver Gray

CC Custom Color *Adder (Consult Solera)

--	--

APL

NAME	LAMPING	COLOR TEMP. (LED)	VOLT	OPTICS	LENS	MOUNTING	OPTIONS	FINISH
APL-28	<->	WW NW CW	120V 277V 347V 120/277V	PRV SMII SMV HFIII SM96	E SAG PD LMD	PT4 GN YM ER1 ER3 DR WM	ELB PCR TP PC SF ELO DF DCA D LO LOL	BL WH BZ SG CC*

MASONRY SPECIFICATIONS

SECTION 040120 - MAINTENANCE OF UNIT MASONRY

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes maintenance of unit masonry consisting of brick clay masonry repair and cleaning as follows:

1. Repairing unit masonry, including replacing units.
2. Cleaning exposed unit masonry surfaces.
3. Repointing joints.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.
- B. Samples for Verification: Pointing mortar.
- C. Mortar Mix Designs

1.3 QUALITY ASSURANCE

- A. Preservation Quality Standards: Unless otherwise indicated, comply with the applicable following standards for work on existing historic buildings:
1. National Park Service (NPS) Preservation Tech Notes; <http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>.
 2. National Park Service (NPS) Preservation Briefs; <http://www.nps.gov/tps/how-to-preserve/briefs.htm>; Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings".

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Deliver masonry units to Project site strapped together in suitable packs or pallets or in heavy-duty cartons.
- B. Deliver other materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.
- C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

1.5 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit masonry repair and cleaning work to be performed according to manufacturers' written instructions and specified requirements.

PART 2 - PRODUCTS

2.1 MASONRY MATERIALS

- A. Face Brick: Face brick that which is exposed to view on the exterior facades of the building, shall be whole brick units salvaged and stockpiled under this contract. Locations indicated on drawings. Clean off residual mortar of either stock prior to reuse.
 - 1. New Face Brick: If there is an insufficient quantity of whole stockpiled brick for exposed to view locations, provide units with colors, color variation within units, surface texture, size, material composition, and shape to match existing brickwork and with physical properties within 5 percent of those determined from preconstruction testing of selected existing units.

2.2 MORTAR MATERIALS

- A. Natural Cement: Natural cement produced from argillaceous limestone.
- B. Hydrated Lime: ASTM C 207, Type S or N.
- C. Factory-Prepared Lime Putty: ASTM C 1489.
- D. Quicklime: ASTM C 5, pulverized lime.
- E. Mortar Sand: ASTM C 144, customized for project requirements.
- F. Water: Potable.

2.3 MORTAR MIXES

- A. Preparing Lime Putty: Slake quicklime and prepare lime putty according to appendix to ASTM C 5 and manufacturer's written instructions.
- B. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
 - 1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not re-temper or use partially hardened material. Mixture to be (1) 80 LB Bag of quickrete Type S Mortar (2) Shovels of Hydrated Lime (3) Gallons of water.
- C. Do not use admixtures in mortar unless otherwise indicated. (buff to match if required)
- D. Mortar Product: Subject to compliance with requirements, provide Architect approved product determined by testing of existing mortar.

PART 3 - EXECUTION

3.1 BRICK REMOVAL AND REPLACEMENT

- A. All masonry units which are to remain in an exposed condition which exhibit the following conditions shall be removed and replaced:
 - 1. Units with holes.
 - 2. Units that are damaged, spalled or deteriorated
- B. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
- C. Support and protect remaining masonry that surrounds removal area. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
- D. Notify Architect of unforeseen detrimental conditions including voids, cracks, bulges, and loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.
- E. Remove in an undamaged condition as many whole bricks as possible.
 - 1. Remove mortar, loose particles, and soil from brick by cleaning with hand chisels, brushes, and water.
 - 2. Remove sealants by cutting close to brick with utility knife and cleaning with solvents.
 - 3. Store brick for reuse. Store off ground, on skids, and protected from weather.
 - 4. Deliver cleaned brick not required for reuse to Owner unless otherwise indicated.
- F. Clean bricks surrounding removal areas by removing mortar, dust, and loose particles in preparation for replacement.
- G. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.
- H. Lay replacement brick with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.
 - 1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.
 - 2. Rake out mortar used for laying brick before mortar sets and point new mortar joints in repaired area to comply with requirements for repointing existing masonry, and at same time as repointing of surrounding area.
 - 3. When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

3.2 CLEANING MASONRY, GENERAL

- A. Proceed with cleaning in an orderly manner; work from bottom to top of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water will not wash over cleaned, dry surfaces.
- B. Use only those cleaning methods approved for each masonry material and location.
- C. Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing to dry as long as possible before removal. Remove loose soil and debris from open masonry joints to whatever depth they occur.

- D. Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to cleaning methods being used. Extraneous substances include paint, calking, asphalt, and tar.

- 1. Carefully remove heavy accumulations of material from surface of masonry with a sharp chisel. Do not scratch or chip masonry surface.

3.3 TUCKPOINTING MASONRY

- A. Exterior Masonry: Rake out and repoint joints in areas indicated on the Drawings.
- B. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.
- C. Repointing with Mortar:
 - 1. Old Mortar should be removed to a minimum depth of 2 to 2-1/2 times the width of the joint to ensure an adequate bond and to prevent mortar "pop outs". For most brick joints this will require removal of the mortar to a depth of approximately 1".
 - 2. Thin diamond blade grinders may be used to cut horizontal joints, small pneumatically powered power chisels can be used to remove mortar (use caution not to damage brick)
 - 3. Use hand tools to finally remove mortar along edges and vertical joints. (Take care not to damage brick above vertical joints).
 - 4. Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
 - 5. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
 - 6. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces.
 - 7. When mortar is thumbprint hard, tool exterior or exposed joints to match joint profile used in approved mockup. Remove excess mortar from edge of joint by brushing.
 - 8. Cut interior joints to be concealed flush to surface of masonry.
 - 9. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours including weekends and holidays.
 - 10. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
- D. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

3.4 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.
- B. Wash adjacent woodwork and other non-masonry surfaces. Use detergent and soft brushes or cloths.
- C. Clean mortar and debris from roof; remove debris from gutters and downspouts. Rinse off roof and flush gutters and downspouts.

- D. Sweep and rake adjacent pavement and grounds to remove mortar and debris. Where necessary, pressure wash pavement surfaces to remove mortar, dust, dirt, and stains.

END OF SECTION 040120

23-005



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 267 Thames Street

2. Plat # 9 Lot # 50 Contributing _____ Non-Contributing X

3. a. Applicant: TSL, LLC attn: Larry Goldstein

Mailing Address: 244 Gano Street, Providence, RI 02906

Phone: Day 401-453-0038 Evening 401-378-0499

b. Owner (if different from applicant written authorization of owner required): _____

Mailing Address: same

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: Cordtsen Design Architecture

Address: 42 West Main Road Middletown RI, 02842

Phone: Day 401-619-4689 Evening _____

b. Contractor: tbd

Address: _____

Phone: Day _____ Evening _____

5. Work Category: X Replacing in-kind* *authorization required* _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

X Addition to Structure(s) _____ Total Demolition of Structure(s)

X Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: Replace deteriorated windows with Marvin Clad Ultimate windows with muntins to match existing patterns. These windows are located on the first and 2nd floor. The windows are impact rated per building code. Replace and enlarge

*All changes must match the existing in materials, design and configuration.

2023 JAN 17 PM 1:41

TOWN OF BRISTOL
COMMUNITY DEV.


7. Included with the application (check those applicable):

_____ Overall view of property from street(s) x Overall views of building
 _____ Existing details to be altered by work
 _____ Other (Identify) _____

X _____ Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)

X _____ Exterior Elevations _____ Details

OTHER: _____ Renderings x Catalogue Cuts _____ Specifications
 _____ Other (Identify) _____

Larry Goldstein - TSL 
Applicant's Name - Printed Applicant's Signature

Date: 1/08/2023

Contact Person if other than Applicant:

Name (Printed): Jared Weaver (Architect)

Phone: Day 401-480-2939 Evening same

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 267 THAMES ST ACRES: 1.71 PARCEL ID: 9 50 LAND USE CODE: 06 CONDO COMPLEX: OWNER: TSL LLC CO - OWNER: MAILING ADDRESS: 244 GANO ST ZONING: W PATRIOT ACCOUNT #: 467	BUILDING STYLE: Mixed Use UNITS: 329 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 9/9/2015 BOOK & PAGE: 1816-343 SALE PRICE: 7,482,000 SALE DESCRIPTION: Multiple Lot SELLER: MILES AVE. PROPERTY CO, LLC	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: Warm & Cool FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 371 # OF BEDROOMS: 329 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 75443 FINISHED BUILDING AREA: 56928 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 7	
ASSESSED VALUES	
LAND: \$2,250,300 YARD: \$6,000 BUILDING: \$5,508,000 TOTAL: \$7,764,300	
SKETCH	PHOTO



www.cai-tech.com

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1/24/2023

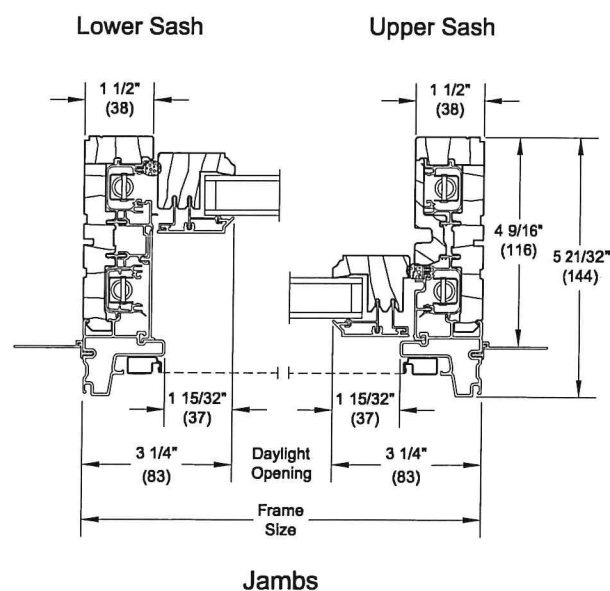
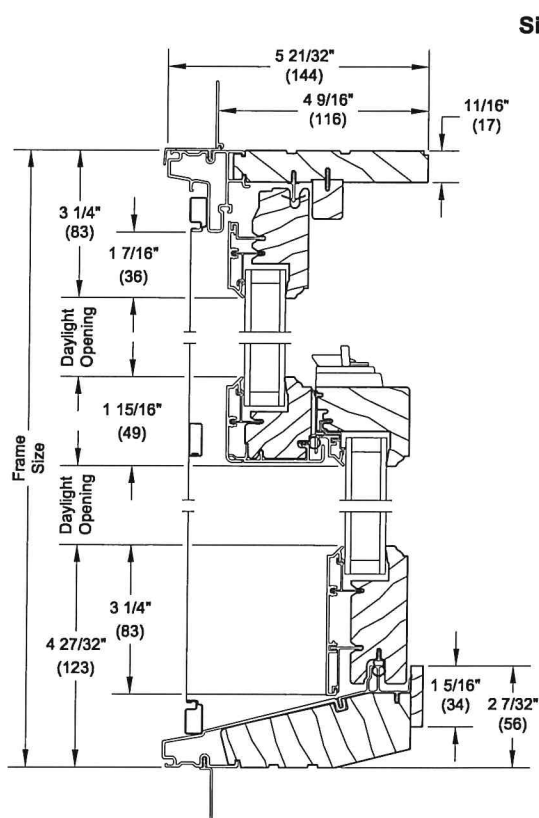
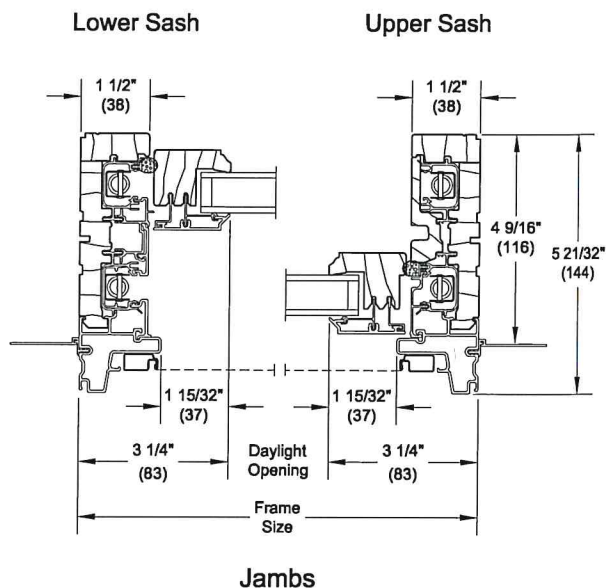
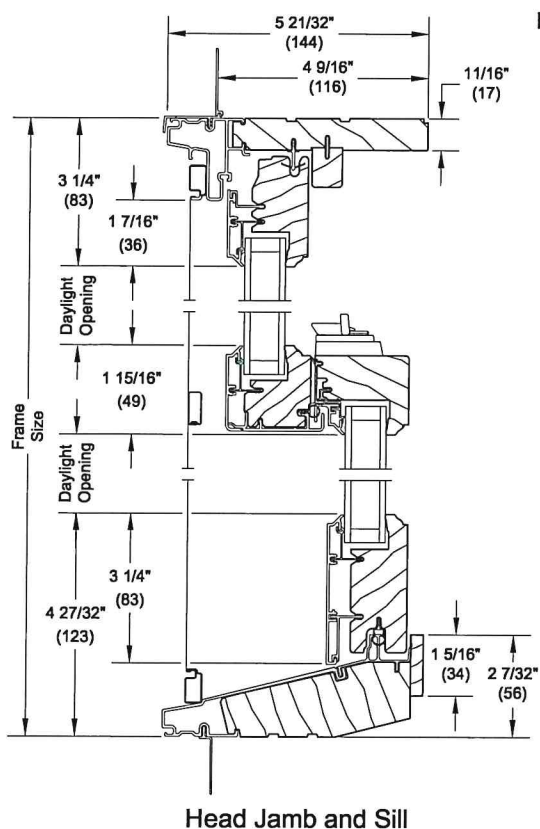
Property Information - Bristol, RI

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Clad Ultimate Double Hung - Next Generation 2.0

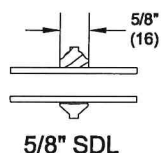
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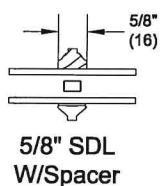


Clad Ultimate Double Hung - Next Generation 2.0

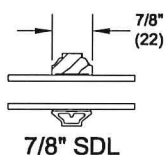
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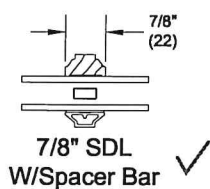
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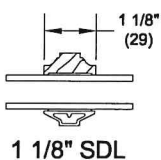
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W/Spacer



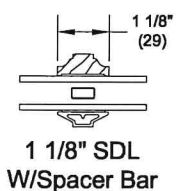
7/8" SDL



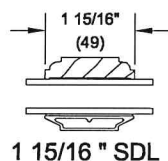
7/8" SDL
W/Spacer Bar ✓



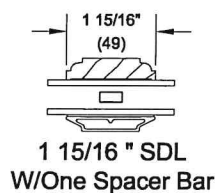
1 1/8" SDL



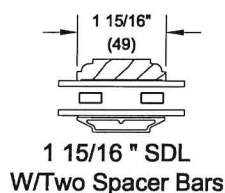
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W/Spacer Bar



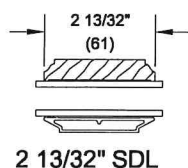
1 15/16" SDL



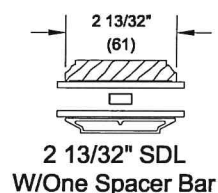
1 15/16" SDL
W/One Spacer Bar



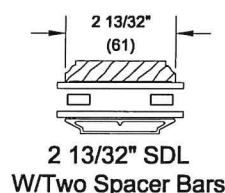
1 15/16" SDL
W/Two Spacer Bars



2 13/32" SDL



2 13/32" SDL
W/One Spacer Bar



2 13/32" SDL
W/Two Spacer Bars



CORDISEN
DESIGN
ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4689

HDC SUBMISSION

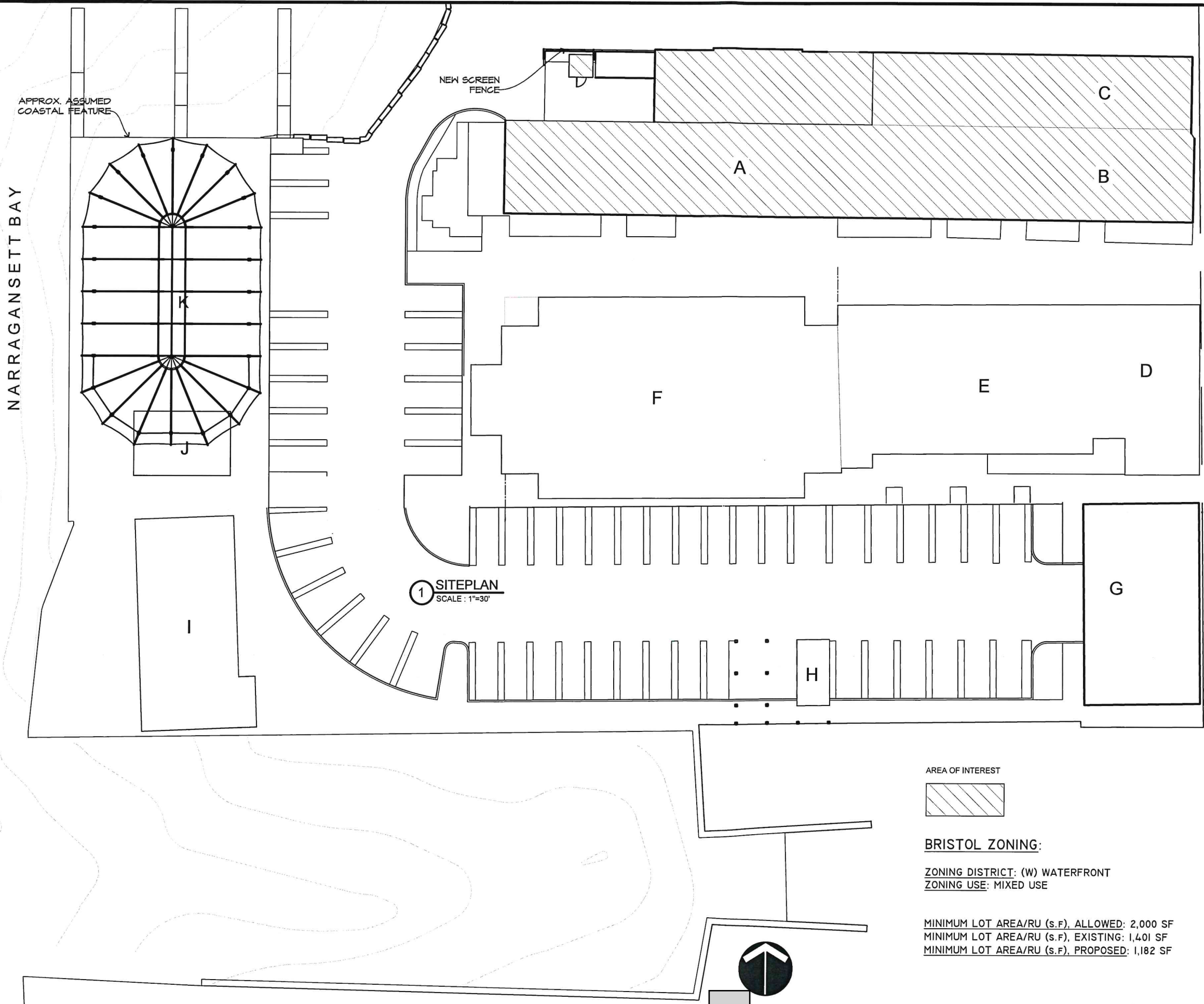
REVISIONS:

DESCRIPTION:	
SITE PLAN	
SCALE: As Noted	
DATE: JANUARY 5TH, 2023	

BRISTOL HARBOR HOTEL
267 Thames Street
Bristol, Rhode Island

A0.1

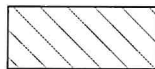
THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CORDISEN DESIGN ARCHITECTURE, INC.



BUILDING LEGEND:

- A Existing-James DeWolf Warehouse
- B Existing-Byron Diman's Counting House
- C Existing-William Taylor's Store
- D Existing/New-Bank of Bristol
- E Existing Bank of Bristol Addition
- F Existing Former Coal and Lumber Building
- G Existing Arch Building
- H Bike/Retail/Office
- I Existing-Wholesale Seafood
- J Existing Office Building
- K Boardwalk/Wedding Deck Office Building

AREA OF INTEREST



BRISTOL ZONING:

ZONING DISTRICT: (W) WATERFRONT
ZONING USE: MIXED USE

MINIMUM LOT AREA/RU (s.f), ALLOWED: 2,000 SF
MINIMUM LOT AREA/RU (s.f), EXISTING: 1,401 SF
MINIMUM LOT AREA/RU (s.f), PROPOSED: 1,182 SF



**CORDTSEN
ARCHITECTURE**
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

HDC SUBMISSION

REVISIONS:

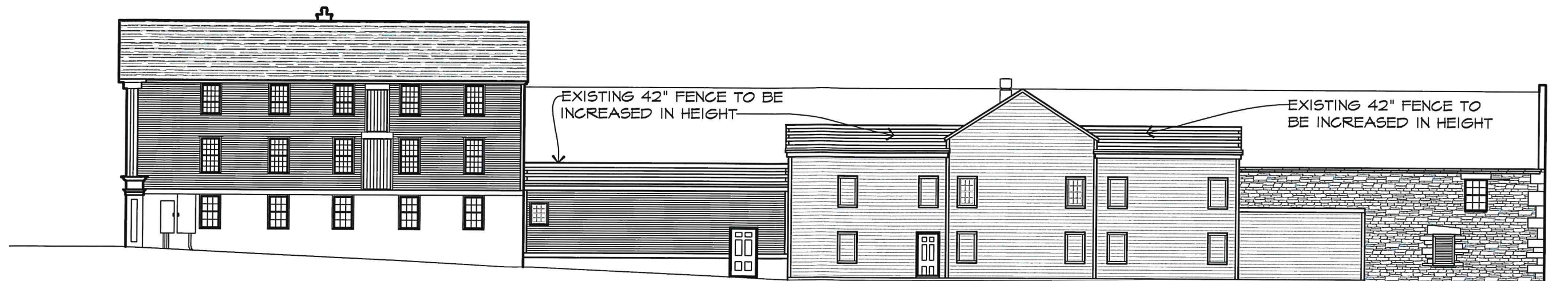
DESCRIPTION:
ELEVATIONS

SCALE: As Noted

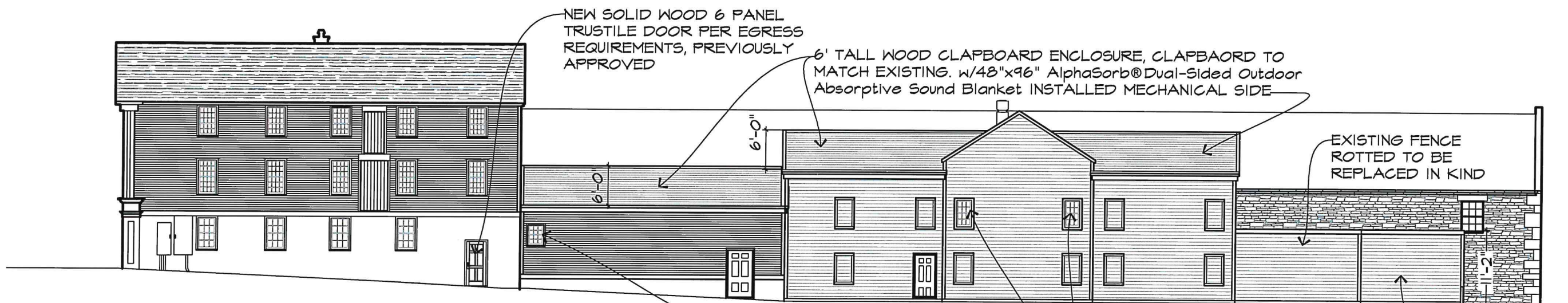
DATE: JANUARY 5TH, 2023

BRISTOL HARBOR HOTEL
267 Thames Street
Bristol, Rhode Island

A1.0



1 EXISTING NORTH ELEVATION
SCALE: 1/16" = 1'-0"



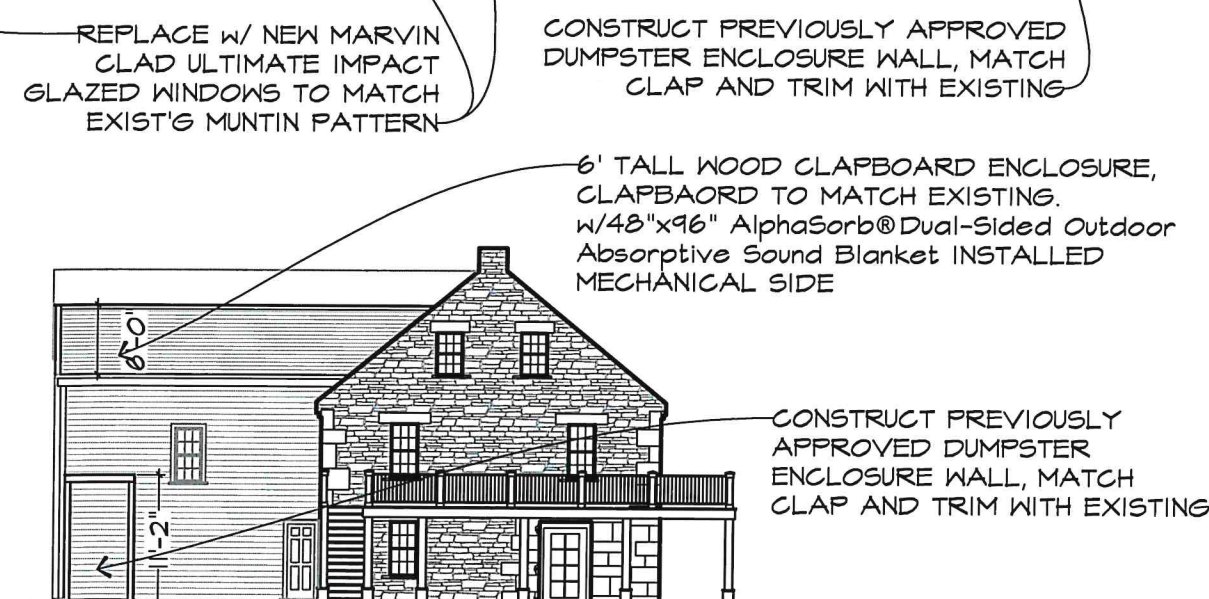
2 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"

NOTE:
EXECUTE PREVIOUS APPROVAL TO REPLACE ALL SECOND, THIRD, AND ATTIC WINDOWS WITH NEW MARVIN CLAD ULTIMATE IMPACT GLAZED WINDOWS TO MATCH EXISTING DIMENSIONS AND MUNTIN PATTERN.

NOTE:
EXECUTE PREVIOUS APPROVAL TO REPLACE ALL SECOND, THIRD, AND ATTIC WINDOWS WITH NEW MARVIN CLAD ULTIMATE IMPACT GLAZED WINDOWS TO MATCH EXISTING DIMENSIONS AND MUNTIN PATTERN.



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



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ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.419.4489

HDC SUBMISSION

REVISIONS:

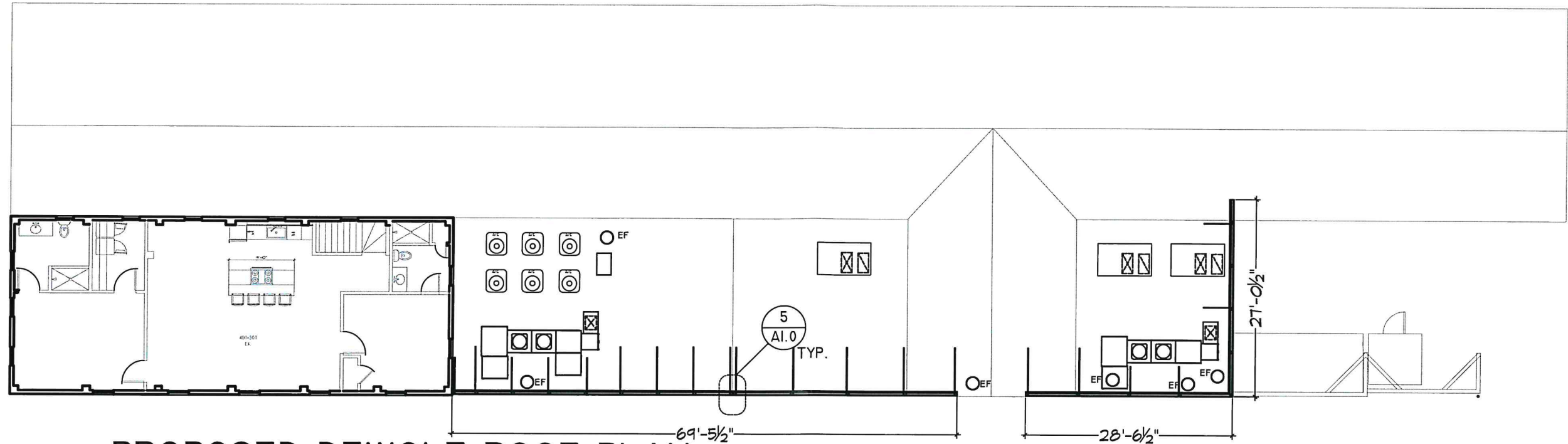
DESCRIPTION:
PLAN AND DETAILS

SCALE: As Noted

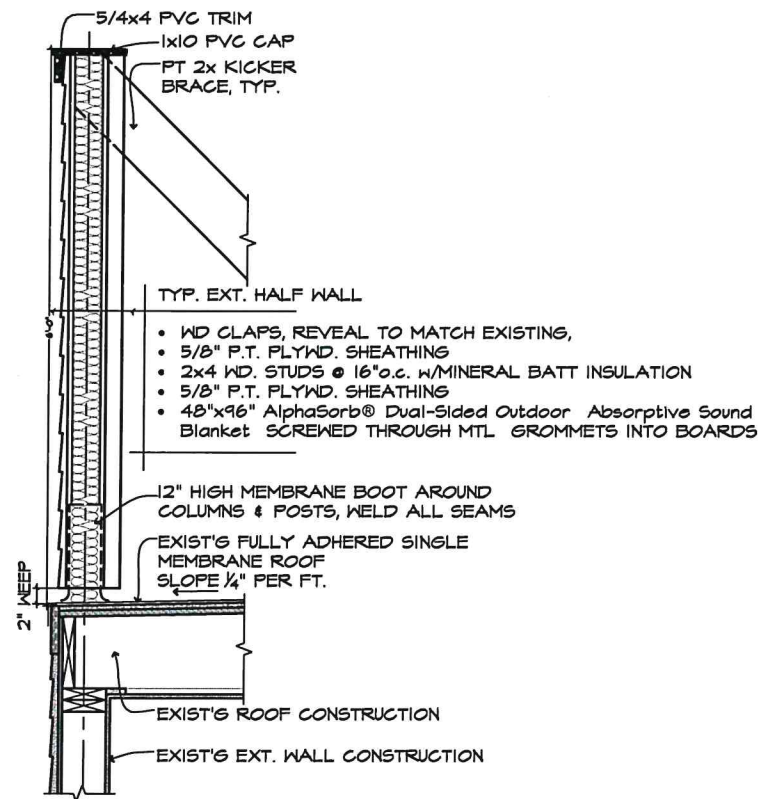
DATE: JANUARY 5TH, 2023

BRISTOL HARBOR HOTEL
267 Thames Street
Bristol, Rhode Island

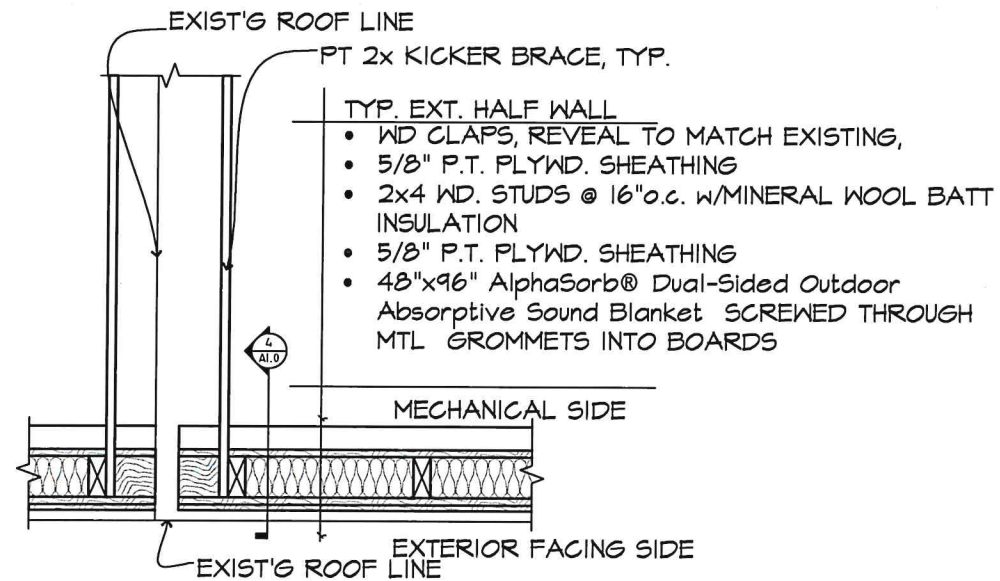
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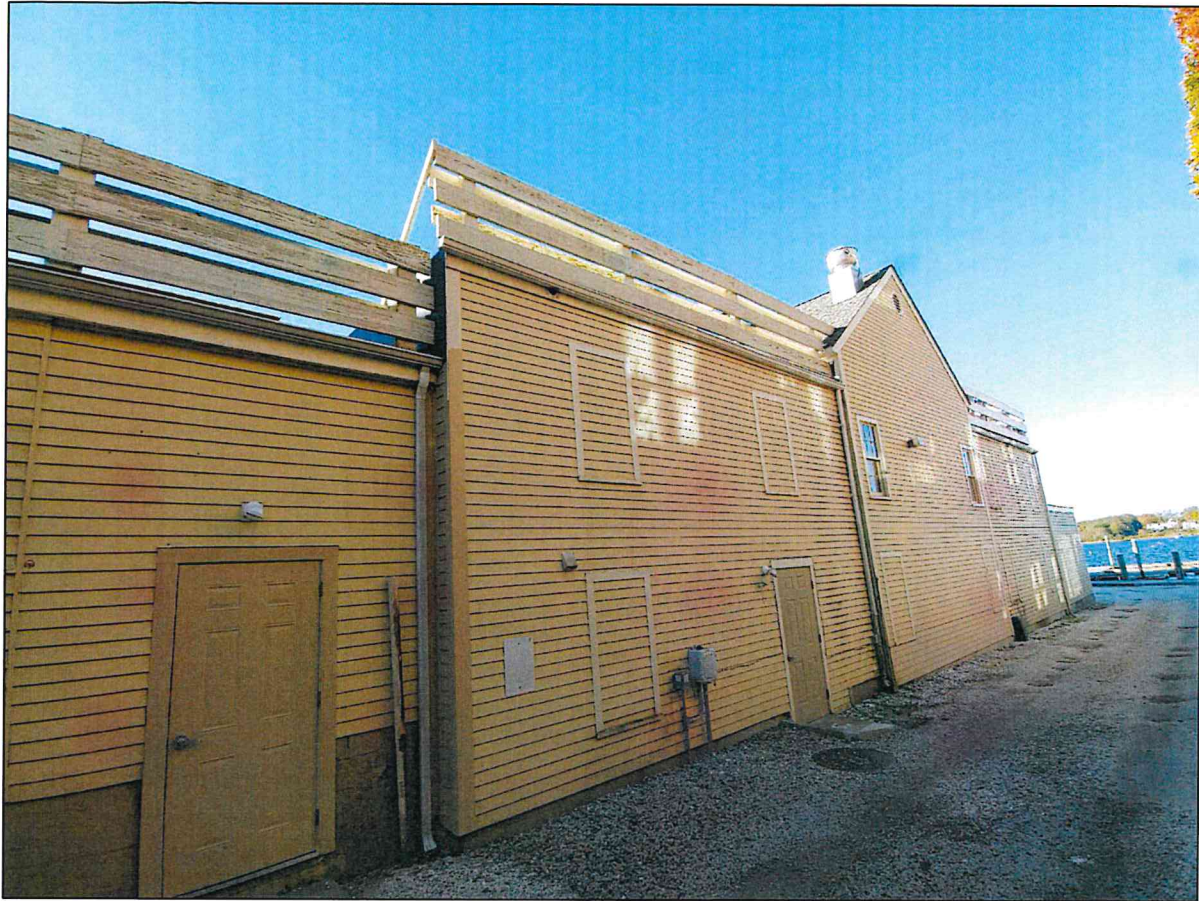
1 PROPOSED DEWOLF ROOF PLAN
SCALE: 1/16" = 1'-0"



2 ROOF EDGE DETAIL
SCALE: 1/2" = 1'-0"



3 ROOF EDGE PLAN DETAIL
SCALE: 3/4" = 1'-0"



CDA
CORDISEN
DESIGN
ARCHITECTURE
43 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4489

HDC SUBMISSION

REVISIONS:

DESCRIPTION:
PLAN AND DETAILS
SCALE: As Noted
DATE: JANUARY 5TH, 2023

BRISTOL HARBOR HOTEL
267 Thames Street
Bristol, Rhode Island

A2.0

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#23-004



Concept Review

BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 82 Thames Street

2. Plat # 10 Lot # 45 Contributing _____ Non-Contributing _____

3. a. Applicant: Daniel Barnes

Mailing Address: 82 Thames Street, Bristol RI 02809

Phone: Day 203-671-5289 Evening 203-671-5289

b. Owner (if different from applicant written authorization of owner required): _____

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: Cliff Drawbridge

Address: _____

Phone: Day 401-835-4802 Evening _____

b. Contractor: Mike Martins

Address: _____

Phone: Day 401-855-2485 Evening _____

5. Work Category: ☒ Replacing in-kind* *authorization required* _____

_____ New Structure(s) _____ Partial Demolition of Structure(s)

☒ Addition to Structure(s) _____ Total Demolition of Structure(s)

_____ Remodeling of Structure _____ Sign(s) / Landscaping Features

6. Description of proposed work: Addition of three shed-style dormers on second floor.

Removal & replacement of 18 windows with historically relevant six over six or eight over eight, as follows: north elevation (6), south elevation (6), east elevation (2), and west elevation (4).

*All changes must match the existing in materials, design and configuration.

2023 JAN 17 AM 8:32
TOWN OF BRISTOL
COMMUNITY DEV.

(Continued): Removal of all 'triple-track' storm windows.

Removal of the left-most window on the second floor, east elevation.

_____ Check here if
continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

☒ Overall view of property from street(s) ☒ Overall views of building

☒ Existing details to be altered by work

Examples from a completed
renovation on a similar style building
at 24 Narragansett Street in
Jamestown, RI

☒ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

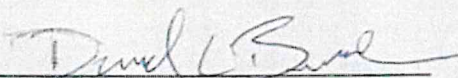
_____ Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)

_____ Exterior Elevations _____ Details

OTHER: _____ Renderings _____ Catalogue Cuts _____ Specifications

_____ Other (Identify) _____

Daniel Barnes



Applicant's Name - Printed Applicant's Signature

Date: 1/16/23

Contact Person if other than Applicant:

Name (Printed): _____

Phone: Day _____ Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 82 THAMES ST ACRES: 0.0987 PARCEL ID: 10 45 LAND USE CODE: 01 CONDO COMPLEX: OWNER: BARNES, DANIEL L CO - OWNER: MAILING ADDRESS: 82 THAMES ST ZONING: W PATRIOT ACCOUNT #: 564	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1771 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gambrel ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/28/2022 BOOK & PAGE: 2193-124 SALE PRICE: 415,000 SALE DESCRIPTION: SELLER: MCKENNA-ZUFELT, JILL MARY	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 4 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2342 FINISHED BUILDING AREA: 1374 BASEMENT AREA: 834 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$199,100 YARD: \$0 BUILDING: \$235,300 TOTAL: \$434,400	
SKETCH	PHOTO

CAI Technologies

www.cai-tech.com

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1/24/2023

Property Information - Bristol, RI

Page 1 of 1

Concept Review, 82 Thames Street

Reason for Proposed Changes:

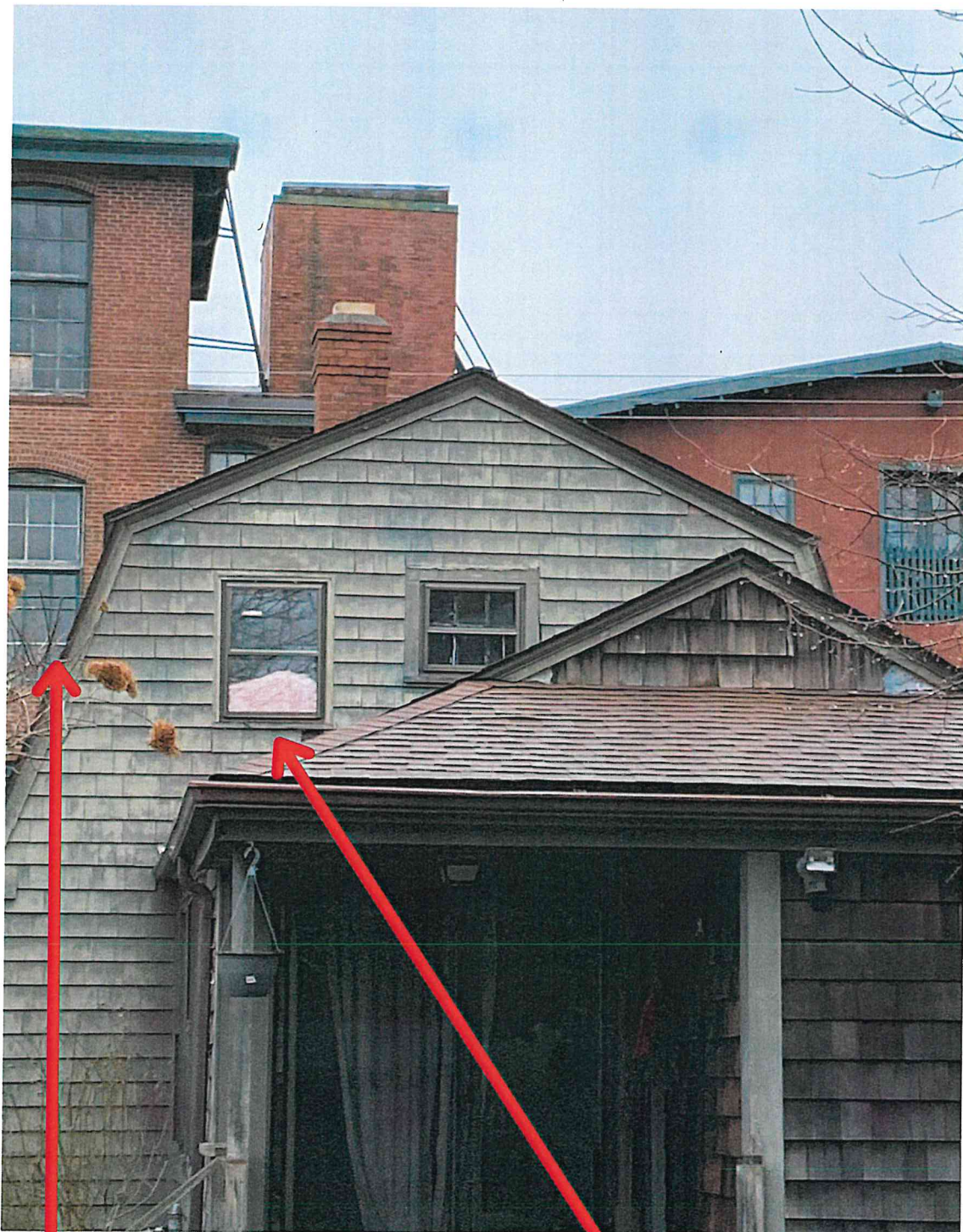
My goal is to improve the overall aesthetic of the home while also bringing historical uniformity to the exterior features. Many of the windows lack consistency and are very energy inefficient, and both the windows and storm windows across the home do not look to be original.

I've included (very) basic outlines of these changes below, as well as examples from a completed project at a similarly styled home in Jamestown, RI.

Local examples of the dormers can also be seen at 45 High Street & 75 Constitution Street, among others.



South elevation dormer will be located on the right rear of the gambrel roof and include two windows



South elevation dormer
added here

Window to be removed &
covered

Dormer Locations & Examples



North elevation dormers will be centered between the first-floor windows. Each dormer will include one double-hung window



Example of south elevation dormer



Example of north elevation dormers. Each north elevation dormer at 82 Thames Street will include only one window

CAI Property Card

Town of Bristol, RI



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 82 THAMES ST ACRES: 0.0987 PARCEL ID: 10 45 LAND USE CODE: 01 CONDO COMPLEX: OWNER: BARNES, DANIEL L CO - OWNER: MAILING ADDRESS: 82 THAMES ST ZONING: W PATRIOT ACCOUNT #: 564	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1771 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gambrel ROOF COVER: Asphalt Shin
SALE INFORMATION SALE DATE: 10/28/2022 BOOK & PAGE: 2193-124 SALE PRICE: 415,000 SALE DESCRIPTION: SELLER: MCKENNA-ZUFELT, JILL MARY	BUILDING INTERIOR INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 4 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS GROSS BUILDING AREA: 2342 FINISHED BUILDING AREA: 1374 BASEMENT AREA: 834 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES LAND: \$199,100 YARD: \$0 BUILDING: \$235,300 TOTAL: \$434,400	
SKETCH 	PHOTO

CAI Technologies

www.cai-tech.com

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1/16/2023

Property Information - Bristol, RI

Page 1 of 1



CONCEPT REVIEW

#23-005
Item 4B.

BRISTOL HISTORIC DISTRICT COMMISSION APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 44-46 State Street

2. Plat # _____ Lot # _____ Contributing _____ Non-Contributing _____

3. a. Applicant: Nicole & Matthew Martel

Mailing Address: 167 - Touisset Rd. Warren

Phone: Day 650-451-8014 Evening Same

b. Owner (if different from applicant written authorization of owner required): _____

Mailing Address: _____

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: _____

Address: _____

Phone: Day _____ Evening _____

b. Contractor: Wescott Building - Matthew Martel

Address: 18 Maple Ave Barrington

Phone: Day 401-301-0955 Evening _____

5. Work Category: ☒ Replacing in-kind* authorization required _____

☐ New Structure(s) ☐ Partial Demolition of Structure(s)

☐ Addition to Structure(s) ☐ Total Demolition of Structure(s)

☒ Remodeling of Structure ☐ Sign(s) / Landscaping Features

6. Description of proposed work: 6 topics - please see
table of contents sheet
attached for details

*All changes must match the existing in materials, design and configuration.

(Continued): _____

_____ ☐ ☐ Check here if

continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

☒ Overall view of property from street(s) ☒ Overall views of building
☒ Existing details to be altered by work
 _____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

☒ Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)
 _____ Exterior Elevations _____ Details
 OTHER: ☒ Renderings ☒ Catalogue Cuts ☒ Specifications
 _____ Other (Identify) _____

Nicole Martel
 Applicant's Name – Printed


 Applicant's Signature

Date: 1/17/2023

Contact Person if other than Applicant:

Name (Printed): _____

Phone: Day _____ Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

Town of Bristol, RI

FEBRUARY 7TH CONCEPT REVIEW MEETING

Table of Contents

- Topic #1- ABANDONED CHIMNEY REMOVAL Pages -2-4

Remove a deteriorating abandoned chimney that runs on the second and third floor through the roof. The current condition is an **immediate health and safety concern**. Photos and structural assessment included.

- Topic #2- WINDOW REPLACEMENTS 2ND & 3RD FLOOR ... Pages -5-17

The windows on the 2nd and 3rd floor cannot reliably stay open without a stick to support them which is a safety concern. There are no knockouts to repair the window weights. Many of the glass panes have been replaced due to breakage over the years. Our proposal is to install **Anderson Woodwright** replacement windows (**wood frame with full divided lights, 6 over 6**) as a replacement that will be suitable to maintain the historic look of the building, enhance safety, provide energy efficiency and allow for the removal of the storm windows . Photos and specs attached

- Topic #3- 3RD FLOOR WINDOW EGRESS Pages -18-19

While replacing the all windows of the 2nd and 3rd floor, we are proposing the **back window** as casement window as the **best means of egress to comply with fire code**. Photos and specs attached

- Topic #4- REPLACE WALL AC UNIT WITH MINI SPLIT ... Pages -20- 28

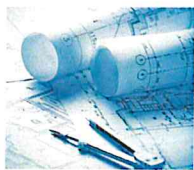
The current wall AC unit on the west side of the property is very visible. Replacing this with a mini split will allow for a **less obvious method of heating and cooling on the first floor**. Site plans and images are attached to explain our proposal

- Topic #5- EXTERIOR DOOR (EAST SIDE) RESTORATION ... Pages - 29

Door will be stripped, refinished, glass planes replaced and the reinstalled. See photos for details

- Topic #6- BREEZEWAY (REAR) REPAIRS Pages - 30

Remove clap board and replace in kind in order to repair broken rotting boards and plant infiltration. See photos for details



S. Hughes Engineering LLC
Contractor Support Specialist
Email: scott.hughes11@gmail.com
Phone: 401-263-7724

January 17, 2023

Matt Martel
46 State Street
Bristol, RI

Sent via email to: Martelremodeling@yahoo.com

To Whom It May Concern:

As requested, S. Hughes Engineering LLC inspected the as-built conditions of the existing chimney located on the 2nd floor of 46 State Street in Bristol, Rhode Island. Due to the deteriorated condition of the brick and mortar joints, the chimney shall be removed in its entirety.

Please do not hesitate to contact the undersigned if there are any further questions.

Very Truly yours,
S. Hughes Engineering, LLC

Scott G. Hughes, RI PE #13801
Principal

44-46 State Street | Nicole and Matthew Martel

Topic #1- Abandon Chimney Removal

CURRENT CONDITION- HEALTH AND SAFETY ISSUE



44-46 State Street | Nicole and Matthew Martel

Topic #1- Abandon Chimney Removal

EXTERIOR VIEW



44-46 State Street | Nicole and Matthew MartelTopic #2- Window Replacements 2nd and 3rd Floor - Photos

Location: 2nd floor West Side

Window pane has been replaced due to breakage over the years. The current bottom panel is cracked and does not match the 6 over 6 divided lights. There are no window weights to keep the window open and they can not be added.

44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements 2nd and 3rd Floor - Photos



Location: 2nd Floor West Side
Many of the windows are missing window stops as seen above

44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements 2nd and 3rd Floor- Photos



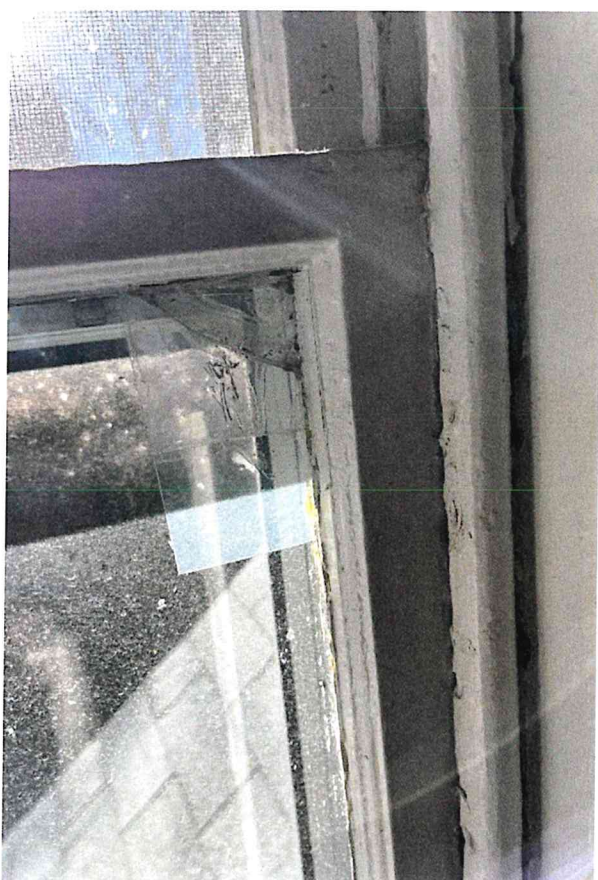
Location: 2nd Floor West Side
Top sashes on all window are fixed, preventing the window from opening

44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements 2nd and 3rd Floor- Photos

Location: 3rd Floor Rear

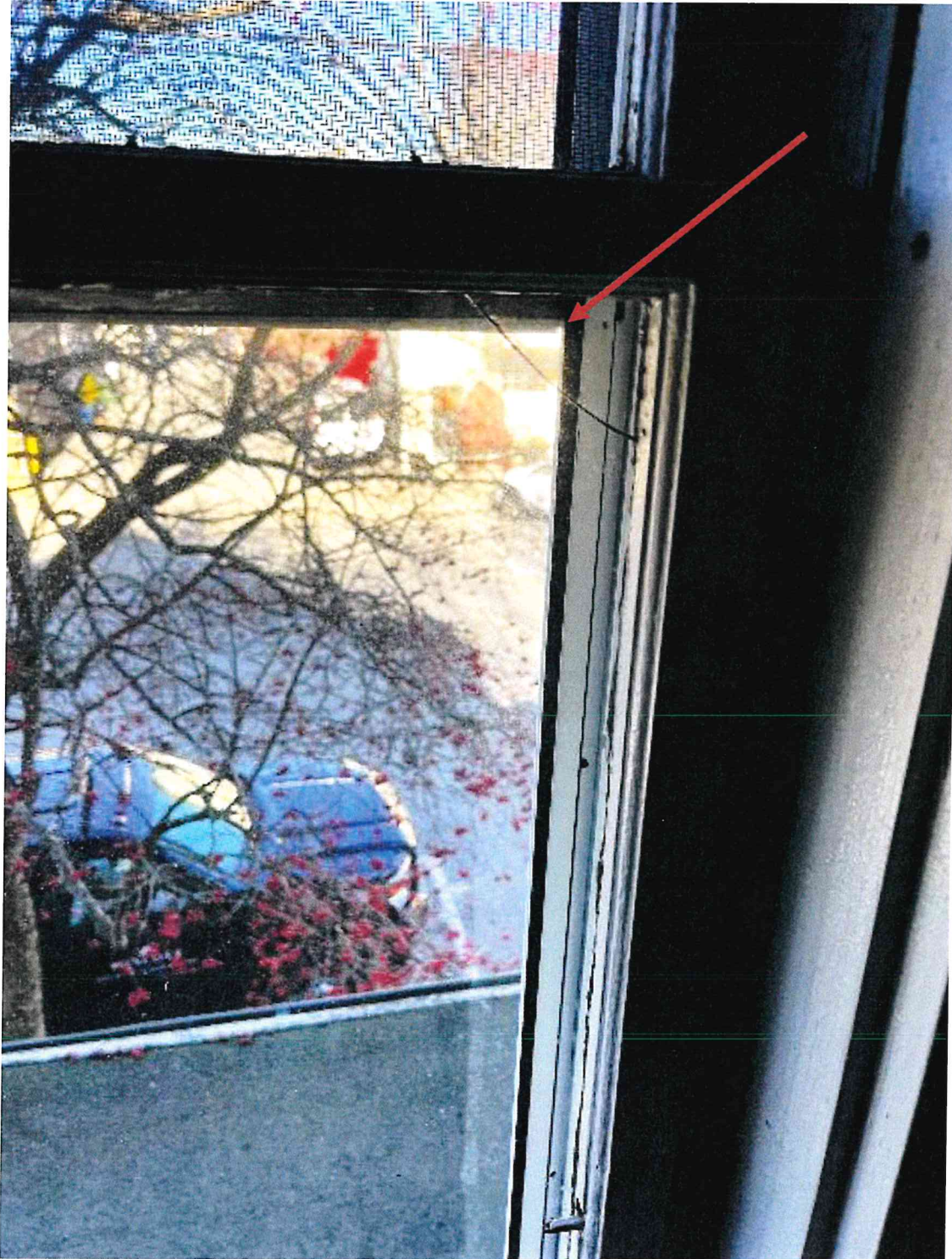
Breakage over the years. Tape holding glass together. There are no window weights to keep the window open and they can not be added.



44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements 2nd and 3rd Floor- Photos

Location: 3rd Floor Front



44-46 State Street | Nicole and Matthew Martel

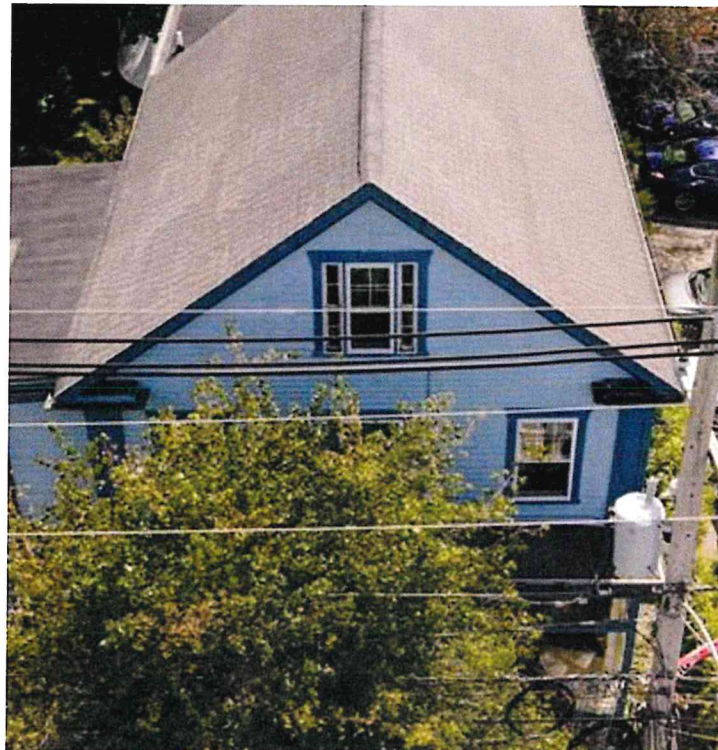
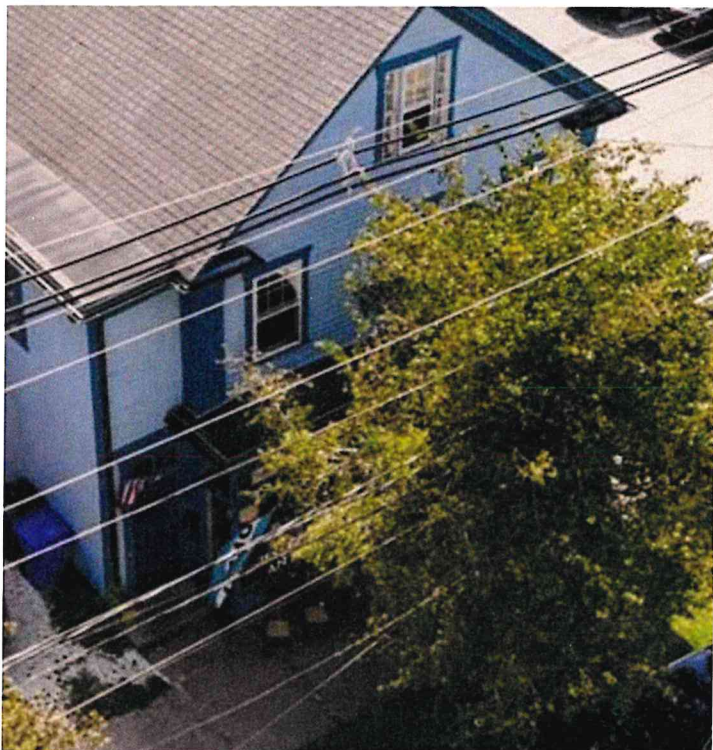
Topic #2- Window Replacements 2nd and 3rd Floor- Photos

Location: 3rd Floor Front



44-46 State Street | Nicole and Matthew Martel

Topic # 2- 3rd Floor Window Replacements– Photos



Location: 3rd floor front

Original fixed sidelights are undamaged. Propose replacement for the center window only.

See Specs on page 16

44-46 State Street | Nicole and Matthew Martel

Topic #2- Window Replacements Recommendation

ANDERSON 400 SERIES WOODWRIGHT FEATURES

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.

B For exceptional long-lasting performance, sill members are constructed with a wood core and a Fibrex material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

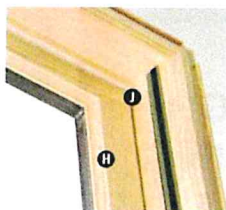
3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

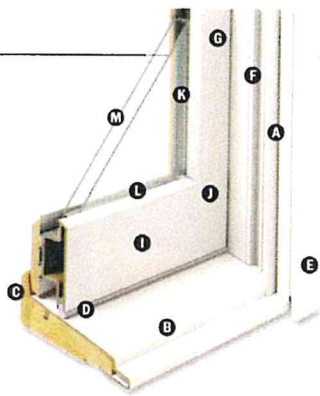
Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

- Low-E4⁺ glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

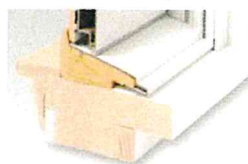
HARDWARE



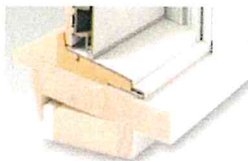
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

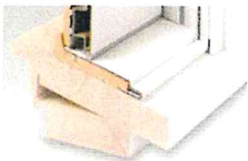
Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



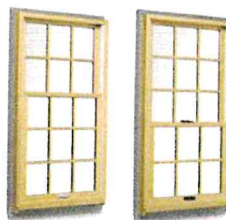
An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**



Cottage

Reverse Cottage

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Topic #2- Window Replacements Recommendation ANDERSEN 400 SERIES WOODWRIGHT- CUSTOMIZABLE OPTIONS


400 SERIES

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

Antique Brass | Black | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

Available in all hardware finishes.
Shown in **Distressed Nickel**.

ESTATE™



Hand Lift



Finger Lifts

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | White

Bold name denotes finish shown

HARDWARE FINISHES



ACCESSORIES Sold Separately

FRAME

Wood Interior Stop



Optional interior stop with matching chamfer is available.

SASH

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/2" (32) long stainless steel trim nails are also available and can be ordered in 1 lb./454 kg boxes.

CAUTION

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terracotta color may be painted any color lighter than Terracotta color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandstone, dark bronze, forest green, or black exterior colors.
- Andersen does not warrant the appearance or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrips.
- Unapproved-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

400 Series Woodwright®
Double-Hung Insert
Windows

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

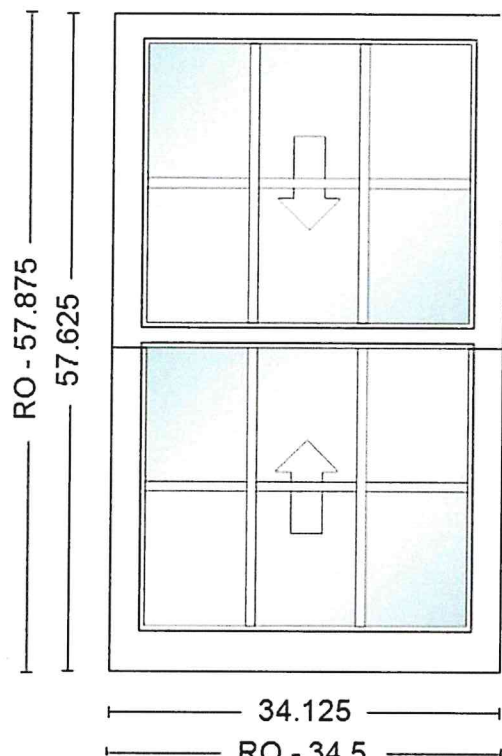
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

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Topic #2- Window Replacements 2nd Floor- Spec Sheets



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW



BEST SELLING

The classic double-hung window

This timeless window is a best-seller for historic renovations.

It offers a traditional wood interior while featuring our innovative Fibrex® material, so you get a historic look that never looks "old."

QTY 9

Location: 2nd Floor

- White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame Pine w/White - Painted Interior Sash/Panel
- Dual Pane Low-E4 Standard
- Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern,
- White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, 1 Sash Locks White, White/White Jamb Liner,
- Full Screen, Aluminum Insect Screen

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Topic #2- Window Replacements 2nd Floor- Spec Sheets

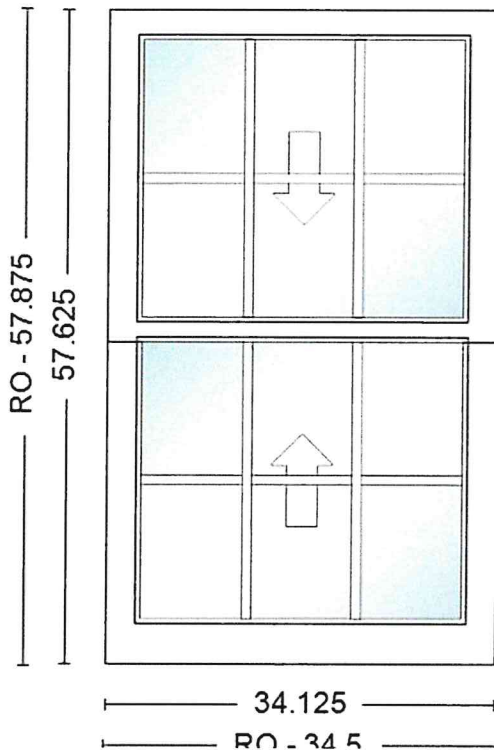


400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW

BEST SELLING

The classic double-hung window

This timeless window is a best-seller for historic renovations. It offers a traditional wood interior while featuring our innovative Fibrex® material, so you get a historic look that never looks "old."



QTY 1

Location: 2nd Floor

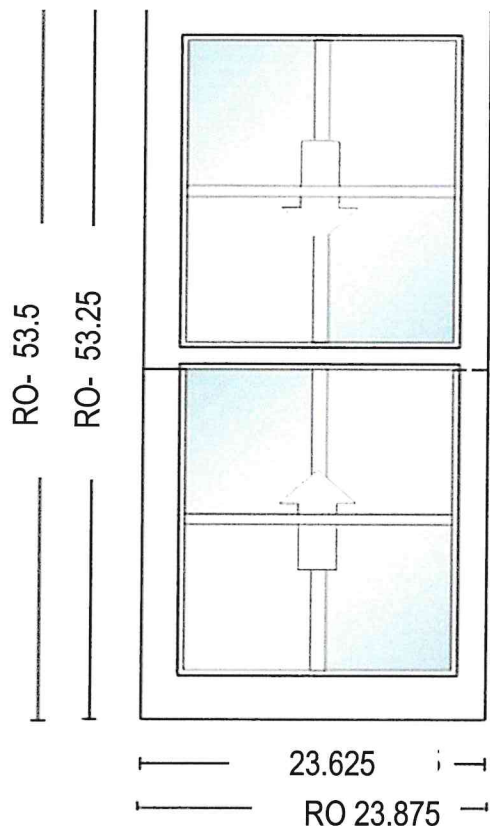
- White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame Pine w/White - Painted Interior Sash/Panel
- Dual Pane Low-E4 Standard
- Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern,
- White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, 1 Sash Locks White, White/White Jamb Liner,
- Full Screen, Aluminum Insect Screen

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Topic #2- Window Replacements 3rd Floor Front Window- Spec Sheets



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW



QTY 1

Location: 3rd Floor Front

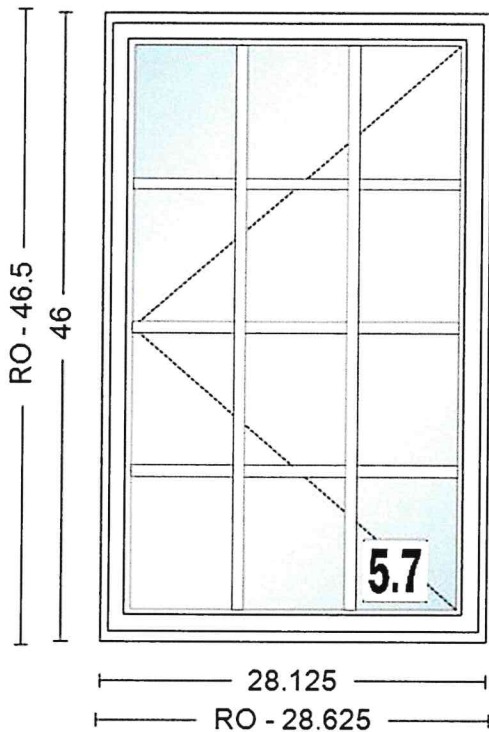
- White Exterior Frame, White Exterior Sash/Panel, Pine w/White Painted Interior Frame, Left, Hinge for Widest Clear Opening
- Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) 2 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile Stainless Glass / Grille Spacer,
- Traditional Folding, White, Corrosion Resistant Hardware, White, Full Screen, Aluminum Hardware

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Topic #2- Window Replacements 3rd Floor Rear Window- Spec Sheets



400 SERIES WOODWRIGHT® CASEMENT WINDOW



QTY 1

Location: 3rd Floor Rear

Egress Compliant

- White Exterior Frame, White Exterior Sash/Panel, Pine w/White Painted Interior Frame,
- Left, Hinge for Widest Clear Opening
- Dual Pane Low-E4 Standard
- Full Divided Light (FDL) 3 Wide, 4 High, Specified Equal Light Pattern, White, Pine w/White, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Traditional Trim Stop Profile
- Corrosion Resistant Hardware,
- Full Screen
- Aluminum Hardware

See next topic to address egress in addition to replacement on the 3rd floor

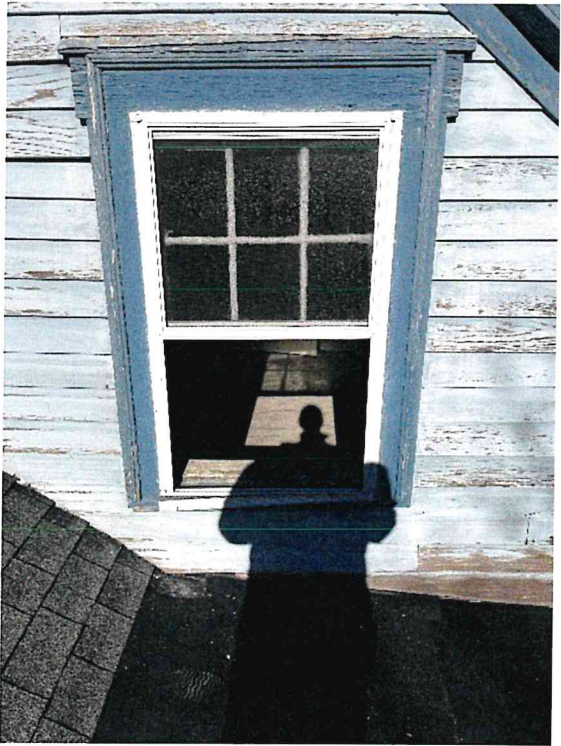
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Topic #3- 3rd Floor Window Replacements with Egress - Photos

REAR EGRESS



28 x 46 window 3rd floor rear- Propose to change to casement- See spec on page 17



View from the 2nd floor roof

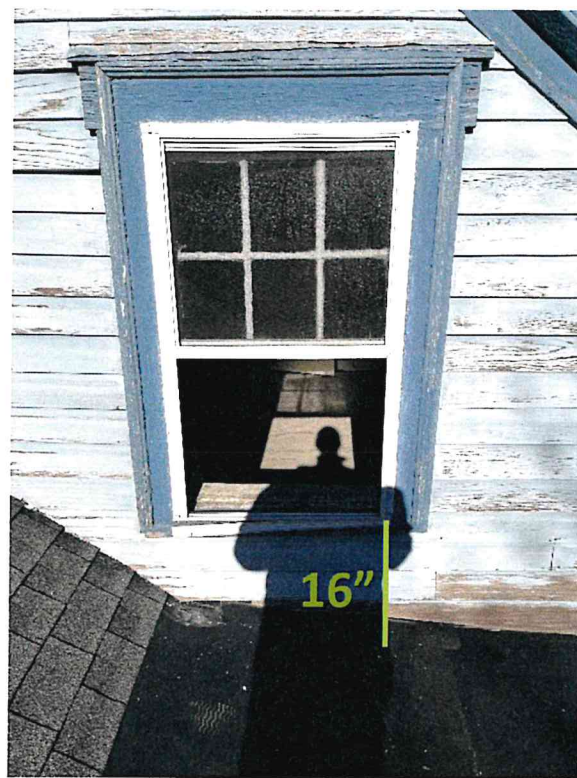
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Topic #3- 3rd Floor Window Replacements with Egress - Photos

REAR EGRESS OPTION



124" drop 2nd floor roof to 1st floor roof



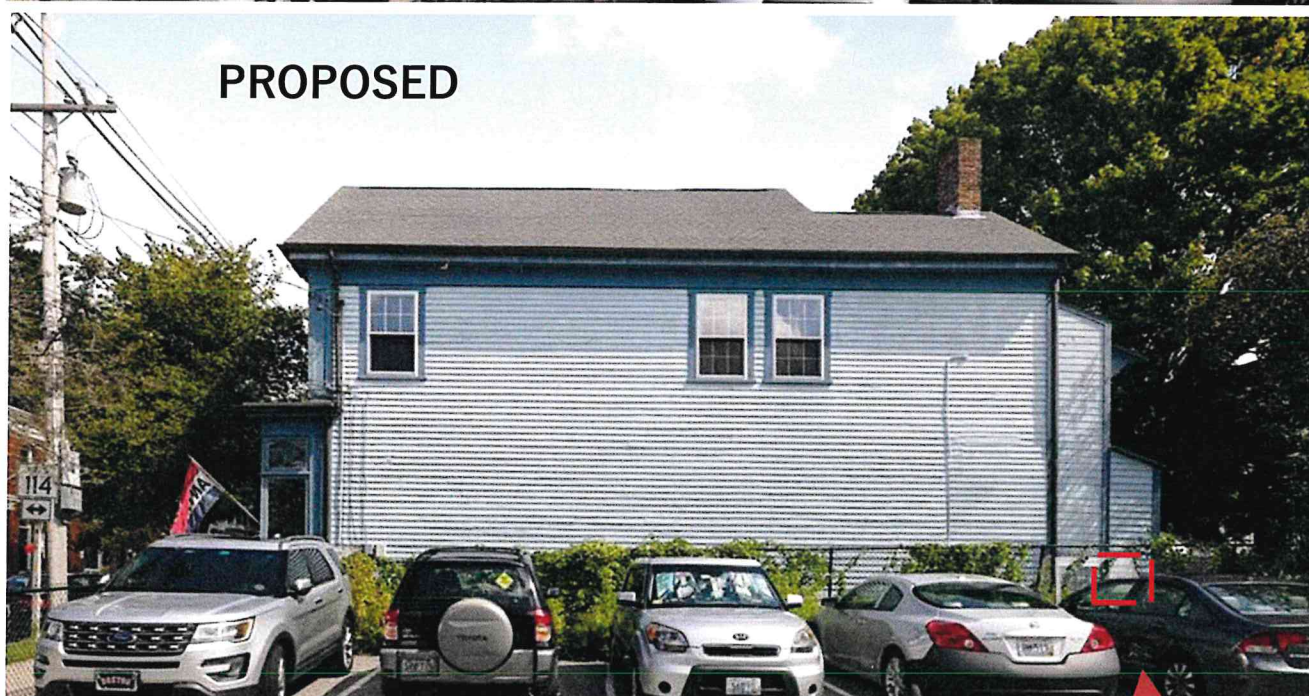
16" Drop from window to 2nd floor roof

View from the 2nd floor roof looking down to the 1st floor roof



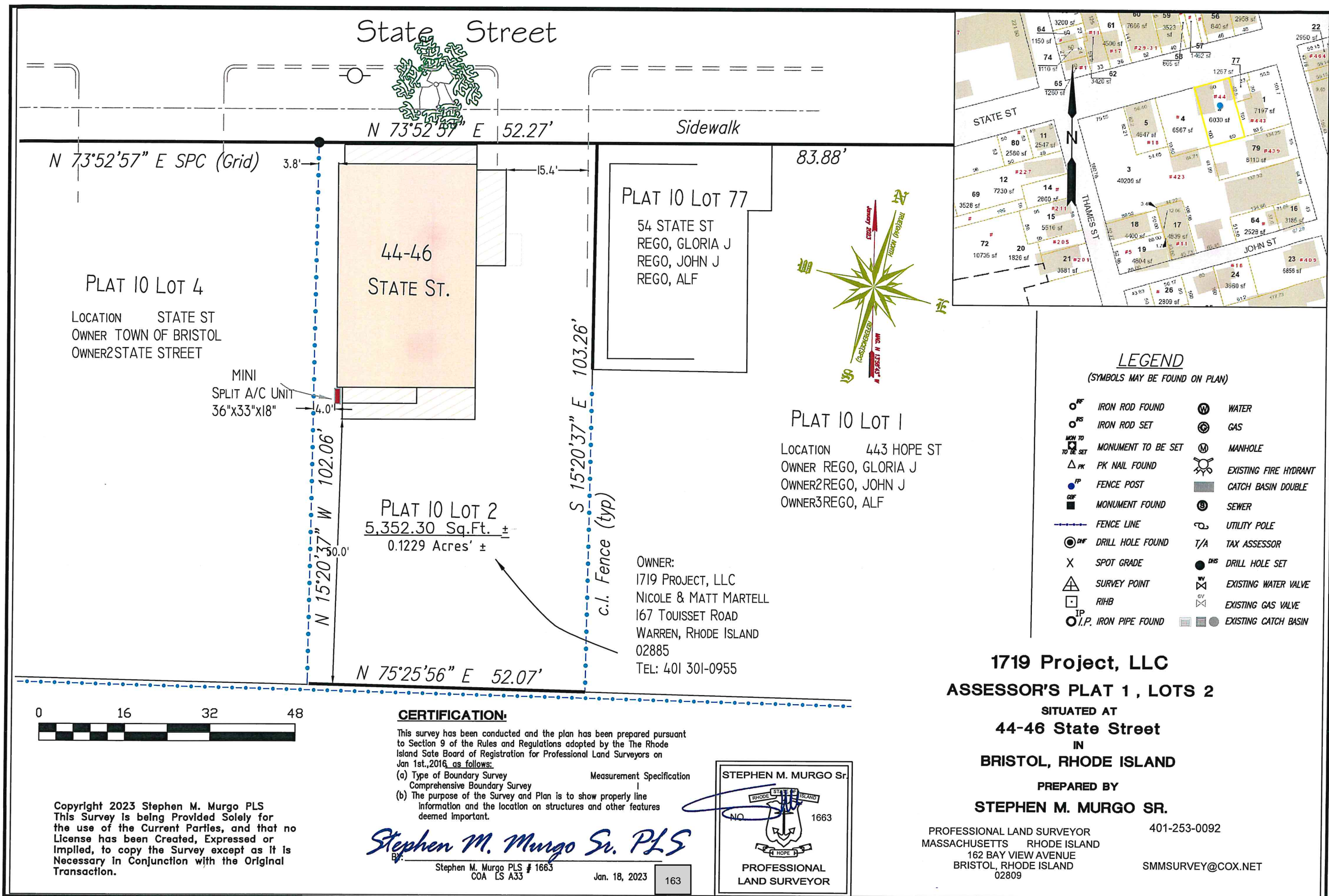
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Topic #4- Replace Wall Mounted AC with Mini Split



- Remove the wall AC and replace with in-kind planks, painted to match
- Add mini split to back west corner, conceal with climbing vines on the chain link fence
- Exterior piping will be painted the home body color to blend in

Mini split
location. See
Site plan



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Topic #4- Replace Wall Mounted AC with Mini Split

MSZ-FS18NA & MUZ-FS18NA
18,000 BTU/H DELUXE WALL-MOUNTED INDOOR UNIT
18,000 BTU/H HYPER-HEATING OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MSZ-FS18NA

Outdoor Unit.....MUZ-FS18NA

INDOOR UNIT FEATURES

- Slim wall-mounted indoor units provide zone comfort control
- Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- 3D i-see Sensor® enables advance features:
 - Indirect or Direct Airflow for personalized comfort
 - Absence Detection for energy-saving mode
- Double Vane features:
 - Separates airflow to deliver air across a large area
 - Simultaneously deliver to air separate sections of a room
 - Generates more comfortable natural airflow pattern
- Multiple control options available:
 - Back-lit screen handheld remote controller (provided with unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Triple-action Filtration: Nano Platinum Filter, Deodorizing Filter, & Electrostatic Anti-Allergy Enzyme Filter
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after Defrost Cycle
- Quiet operation

OUTDOOR UNIT FEATURES

- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- H2i plus™ performance offers 100% heating capacity at -5° and 70% to 81% heating capacity at -13° F
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life

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Topic #4- Replace Wall Mounted AC with Mini Split

SPECIFICATIONS: MSZ-FS18NA & MUZ-FS18NA

Cooling at 95°F ¹	Maximum Capacity	BTU/H	21,000
	Rated Capacity	BTU/H	17,200
	Minimum Capacity	BTU/H	6,450
	Maximum Power Input	W	2,220
	Rated Power Input	W	1,375
	Moisture Removal	Pints/h	4.8
	Sensible Heat Factor		0.69
Heating at 47°F ²	Power Factor [208V / 230V]	%	98.0 / 98.0
	Maximum Capacity	BTU/H	30,000
	Rated Capacity	BTU/H	19,000
	Minimum Capacity	BTU/H	5,150
	Maximum Power Input	W	4,000
	Rated Power Input	W	1,610
	Power Factor [208V / 230V]	%	98.0 / 98.0
Heating at 17°F ³	Maximum Capacity	BTU/H	27,000
	Rated Capacity	BTU/H	12,800
	Maximum Power Input	W	3,700
	Rated Power Input	W	1,160
Heating at 5°F ⁴	Maximum Capacity	BTU/H	23,000
	Maximum Power Input	W	3,130
Heating at -5°F ⁵	Maximum Capacity	BTU/H	19,000
Heating at -13°F ⁷	Maximum Capacity	BTU/H	17,100
Efficiency	SEER		21.0
	EER ¹		12.5
	HSPF [IV]		12.5
	COP at 47°F ²		3.46
	COP at 17°F at Maximum Capacity ³		2.14
	COP at 5°F at Maximum Capacity ⁴		2.0
	COP at -5°F at Maximum Capacity ⁵		2.0
	COP at -13°F at Maximum Capacity ⁷		2.0
Electrical	ENERGY STAR [®] Certified		Yes
	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	20
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
Indoor Unit	Power Supply		Indoor unit is powered by the outdoor unit
	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.65
	Fan Motor Type		DC Motor
	Airflow Rate at Cooling, Dry	CFM	225-262-304-355-437
	Airflow Rate at Cooling, Wet	CFM	194-225-261-305-376
	Airflow Rate at Heating, Dry	CFM	201-272-350-410-514
	Sound Pressure Level [Cooling]	dB[A]	27-31-35-39-44
	Sound Pressure Level [Heating]	dB[A]	25-31-37-40-46
	Drain Pipe Size	In. [mm]	5/8 [15.88]
	Coating on Heat Exchanger		Dual Barrier Coating
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	36-7/16 x 9-3/16 x 12 (+11/16) [925 x 234 x 305 (+17)]
	Package Dimensions	W x D x H: In. [mm]	39 x 12-1/4 x 15-1/2 [990 x 310 x 400]
Indoor Unit Operating Temperature Range	Unit Weight	Lbs. [kg]	29 [13.5]
	Package Weight	Lbs. [kg]	34 [15.4]
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	90 DB, 73 WB / 67 DB, 57 WB
	Heating Intake Air Temp [Maximum / Minimum]	°F	80 DB / 70 DB

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

²Heating at 47°F (Indoor // Outdoor)

³Heating at 17°F (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

°F 70 DB, 60 WB // 47 DB, 43 WB

°F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴Heating at 5°F (Indoor // Outdoor)

⁵Heating at -5°F (Indoor // Outdoor)

⁷Heating at -13°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 5 DB, 4 WB

°F 70 DB, 60 WB // -5 DB, -6 WB

°F 70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

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Topic #4- Replace Wall Mounted AC with Mini Split

SPECIFICATIONS: MSZ-FS18NA & MUZ-FS18NA

Outdoor Unit	MCA	A	18.0
	MOCP	A	20
	Fan Motor Full Load Amperage	A	0.93
	Fan Motor Output	W	50
	Airflow Rate [Cooling / Heating]	CFM	1801 / 1949
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Coating on Heat Exchanger		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	52
	Sound Pressure Level, Heating ²	dB(A)	55
	Compressor Type		Twin Rotary
	Compressor Model		SNB172FQKMT
	Compressor Rated Load Amps	A	17
	Compressor Locked Rotor Amps	A	13.6
	Compressor Oil [Type // Charge]	oz.	FV50S // 0.40
	External Finish Color		Munsell 3Y 7.8/1.1
	Base Pan Heater		Optional
	Unit Dimensions	W x D x H: In. [mm]	33-1/16 x 13 x 34-5/8 [840 x 330 x 880]
	Package Dimensions	W x D x H: In. [mm]	38-3/4 x 16-3/4 x 39 [980 x 420 x 990]
	Unit Weight	Lbs. [kg]	118 [53.5]
	Package Weight	Lbs. [kg]	134 [60.5]
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	-4 / 0
	Heating Air Temp [Maximum / Minimum]	°F	75 DB, 65 WB / -13 DB, -14 WB
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-18 / -14
Refrigerant	Type		R410A
	Maximum Charge Quantity	Lbs, oz	3.0, 7.0
	Initial Charge Quantity	Ft. [m]	25.0 [7.5]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Piping	Gas Pipe Size O.D. [Flared]	In. [mm]	1/2 [12.7]
	Liquid Pipe Size O.D. [Flared]	In. [mm]	1/4 [6.35]
	Maximum Piping Length	Ft. [m]	100 [30]
	Maximum Height Difference	Ft. [m]	50 [15]
	Maximum Number of Bends		10

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
⁵ Heating at -5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -5 DB, -6 WB
⁷ Heating at -13°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -13 DB, -14 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

- Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures):

- System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

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Topic #4- Replace Wall Mounted AC with Mini Split

INDOOR UNIT ACCESSORIES: MSZ-FS18NA

Control Interface	BACnet® and Modbus® Interface	PAC-UKPRC001-CN-1
	CN24 Relay Kit	CN24RELAY-KIT-CM3
	IT Extender	PAC-WHS01IE-E
	kumo station® for kumo cloud®	PAC-WHS01HC-E
	Lockdown bracket for remote controller	RCMKP1CB
	System Control Interface	MAC-334IF-E
	Thermostat Interface	PAC-US444CN-1
	Thermostat Interface	PAC-US445CN-1
	USNAP Adapter	PAC-WHS01UP-E
Remote Sensor	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
	Wireless temperature and humidity sensor for kumo cloud®	PAC-USWHS003-TH-1
Wired Remote Controller	Deluxe Wired MA Remote Controller†	PAR-40MAAU
	Simple MA Remote Controller†	PAC-YT53CRAU-J
	Touch MA Controller†	PAR-CT01MAU-SB
Wireless Remote Controller	kumo touch™ RedLINK™ Wireless Controller	MHK2
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	X86-003
	Blue Diamond Alarm Extension Cable—6.5 Ft.	C13-192
	Blue Diamond MultiTank — collection tank for use with multiple pumps	C21-014
	Blue Diamond Sensor Extension Cable — 15 Ft.	C13-103
	Drain Pan Level Sensor/Control	SS610E
	Fascia Kit for MicroBlue Pump, mounts the MicroBlue and sensor directly beneath indoor unit	T18-016
	Refco Condensate Pump (100-240 VAC)	GOBI-II
	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	COMBI
Disconnect Switch	Sauermann Condensate Pump	SI30-230
	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
Drain Hose	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
	Flexible Mini-Split Drain Hose	DRX-16
Filter	Electro Static Anti-allergy Enzyme Filter	MAC-2330FT-E
	Platinum Deodorizing Filter	MAC-3000FT-E
Lineset	15' x 1/4" x 15' / 1/2" Lineset (Twin-Tube Insulation)	MLS141212T-15
	30' x 1/4" x 30' / 1/2" Lineset (Twin-Tube Insulation)	MLS141212T-30
	50' x 1/4" x 50' / 1/2" Lineset (Twin-Tube Insulation)	MLS141212T-50
	65' x 1/4" x 65' / 1/2" Lineset (Twin-Tube Insulation)	MLS141212T-65

NOTES:

†Requires MAC-334IF-E

• M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount

Allows indoor units to connect to an MA Controller:

Deluxe MA Remote Controller

Simple MA Controller

Touch MA Controller

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Topic #4- Replace Wall Mounted AC with Mini Split

OUTDOOR UNIT ACCESSORIES: MUZ-FS18NA

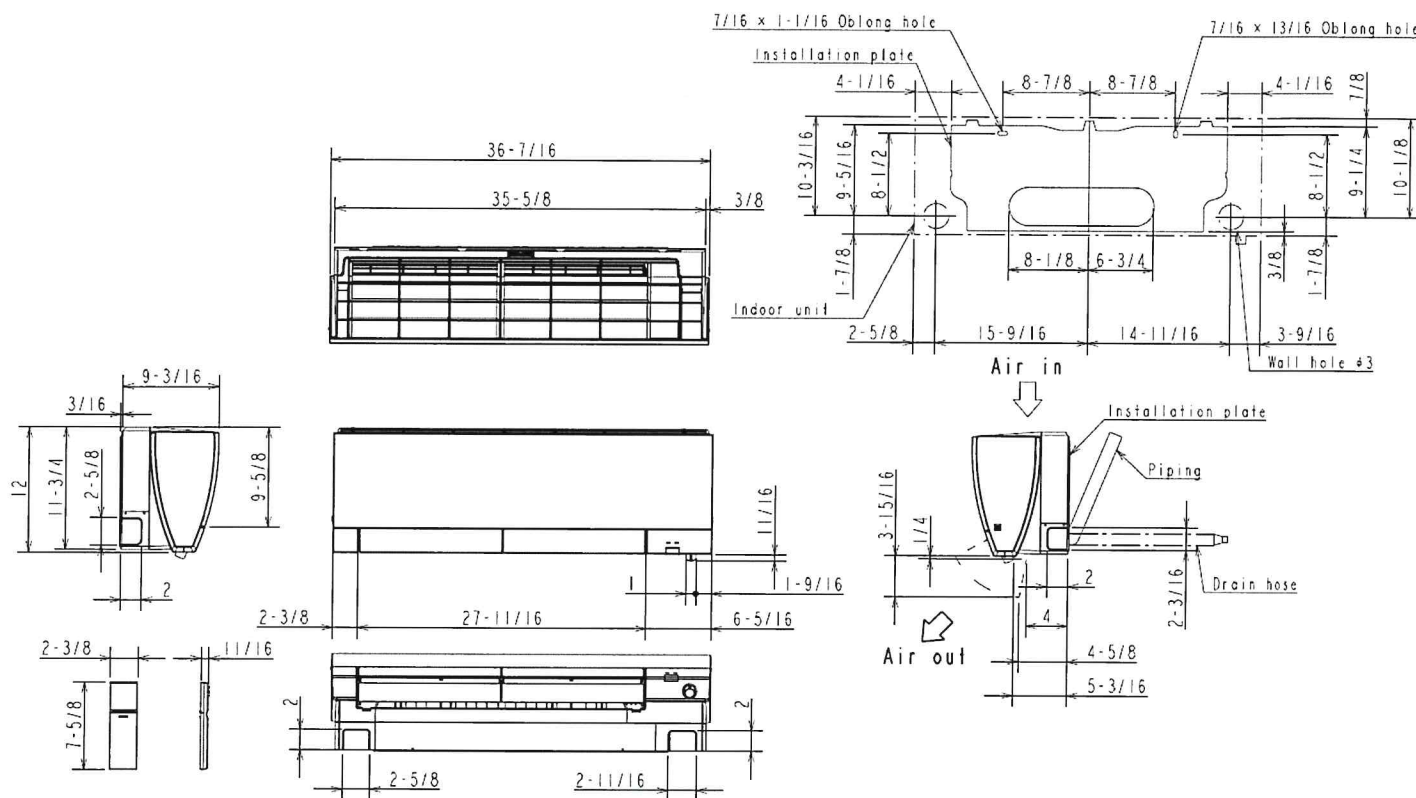
Air Outlet Guide	Air Outlet Guide	MAC-890SG-E
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	USB/UART Conversion Cable (Required for all laptop connection)	M21EC1397
Drain Socket	Drain Socket	MAC-871DS
Hail Guards	Hail Guard	HG-A7
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Base Heater	MAC-642BH-U1
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

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Topic #4- Replace Wall Mounted AC with Mini Split

INDOOR UNIT DIMENSIONS: MSZ-FS18NA

Unit: inch



(06/09/12 KBTU/H)

Piping	Insulation	#1-7/16 O.D.
Liquid line	#1/4	19-11/16 (Flared connection #1/4)
Gas line	#3/8	16-15/16 (Flared connection #3/8)
Drain hose	Insulation	#1-1/8 Connected part #5/8 O.D.

(15/18 KBTU/H)

Piping	Insulation	#1-7/16 O.D.
Liquid line	#1/4	19-11/16 (Flared connection #1/4)
Gas line	#3/8	16-15/16 (Flared connection #1/2)
Drain hose	Insulation	#1-1/8 Connected part #5/8 O.D.

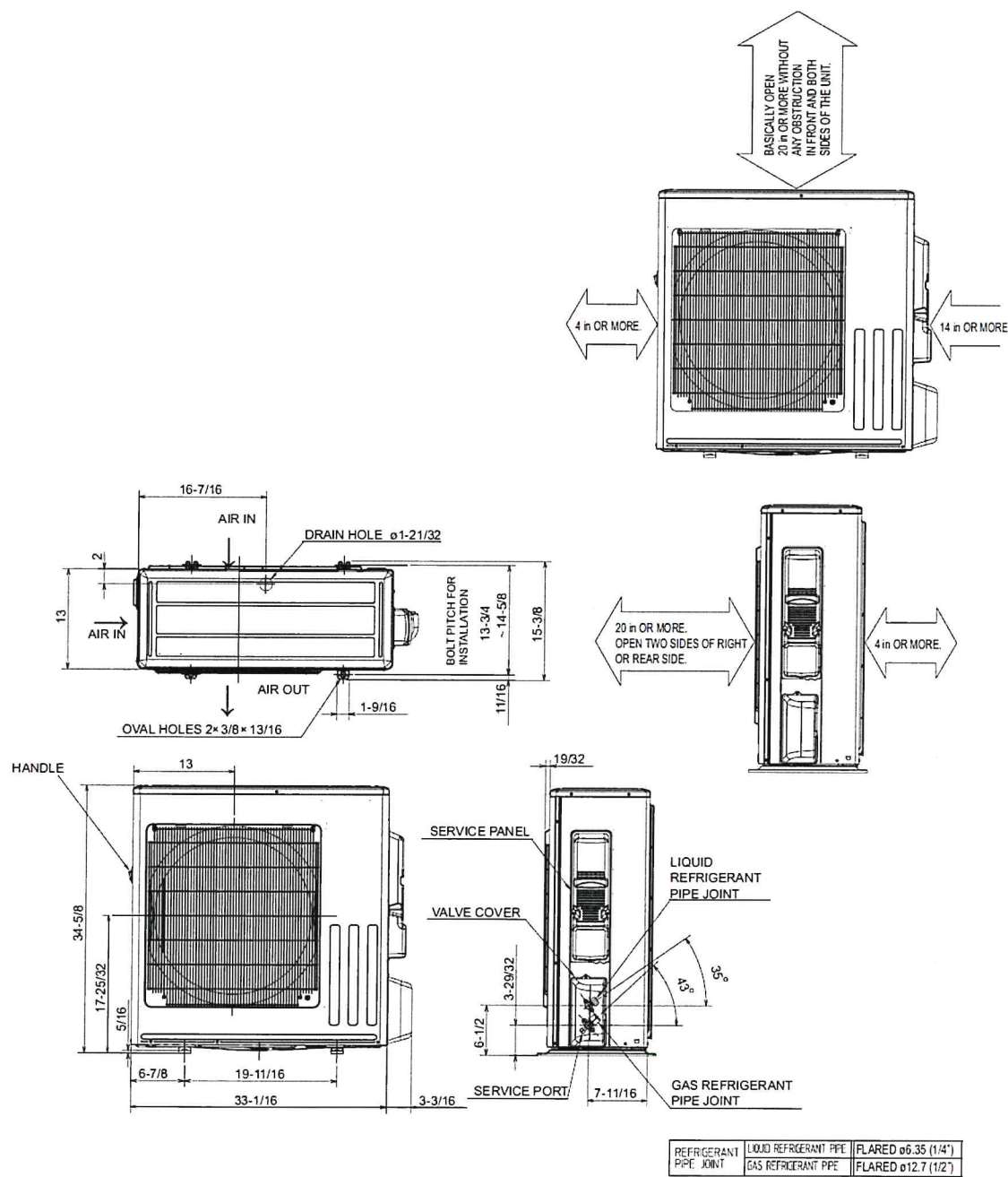
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Topic #3- Replace Wall Mounted AC with Mini Split

OUTDOOR UNIT DIMENSIONS: MUZ-FS18NA

Unit: inch

REQUIRED SPACE



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Topic #5- Exterior Door Restoration

Location: East side, facing driveway

CURRENT CONDITION



Proposal: Door will be stripped, refinished, glass planes replaced and the reinstalled with in kind materials

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Topic #6- Breezeway repairs

Remove clap board and replace in kind in order to repair broken rotting boards and plant infiltration

